

# HOME AND LAND PACKAGE

4 Bed Double Storey PLUS 1 Bed Granny Flat

Lot 226 Narrami Rd, Austral

**New Age Façade**

**Complete Living Package**



**LIVE IN ONE, COLLECT RENT FROM THE OTHER!**

Illustrative purpose only

**\$819,500**

## INCLUSIONS – Turn-key Home & Land Package

- Fixed Site Costs
- 180 day maintenance period (double industry standard)
- 2585mm high ceilings
- Floor tiles to living area's
- Carpet to remainder
- Concrete driveway
- Vertical blinds to all clear glazed windows
- Instantaneous Rinnai V1500 gas hotwater system
- Insulation (R1.5 walls & R2.5 ceilings)
- Aqua flick mixer taps to vanities, baths & showers
- Double power points
- Exhaust fans to showers
- B&D Panelmasta garage door
- Perimeter framed shower screen with frameless pivot door
- Toilet suites-closed coupled vitreous china
- Semi wall hung vanities with 20mm stone top & drop in bowl
- Category 2 brick range
- Category 2 roof tile range with heavy duty sarking
- 20mm stone kitchen benchtop with square edge finish
- Sheen finish kitchen cupboards
- 900mm freestanding cooker & canopy rangehood
- Alarm
- Electric garage door
- Ducted Air-conditioning

4 Bed

2 Bath

1 Car

**PLUS GRANNY FLAT**

**COREBUILD SYSTEM**



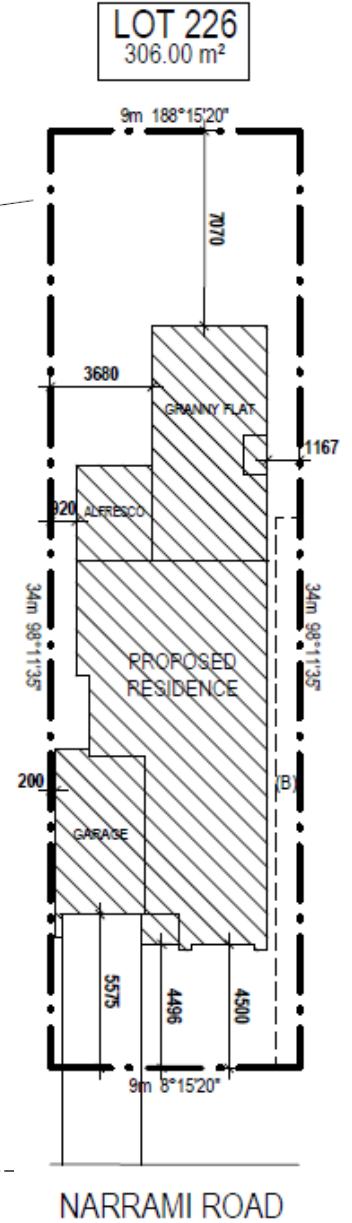
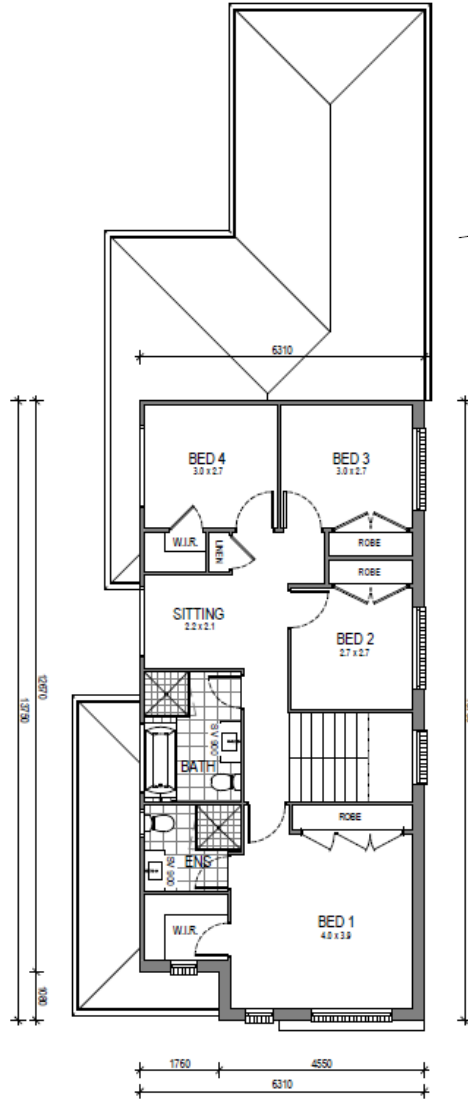
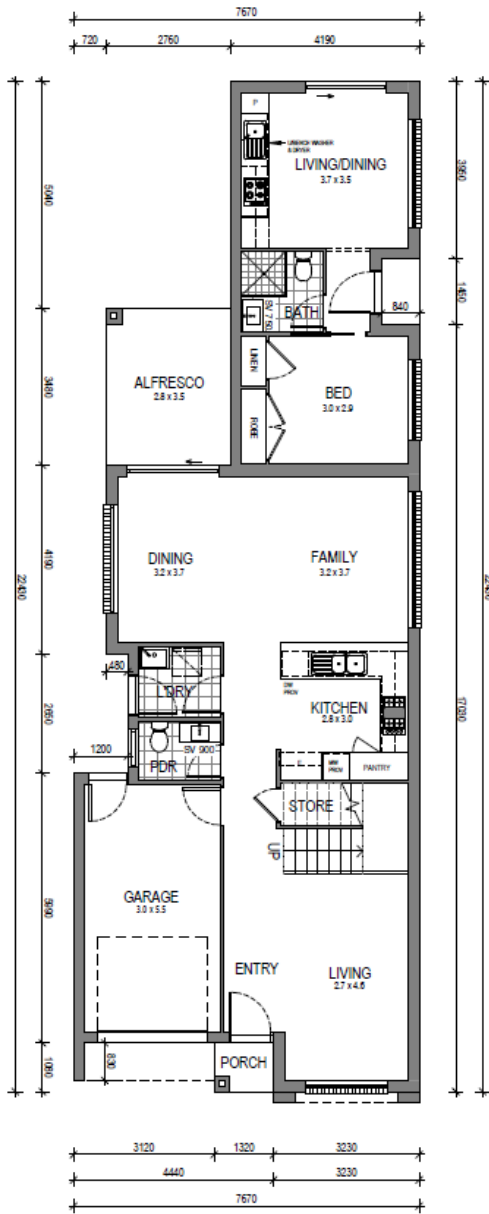
**Everyday Homes**

Live well in every way

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AREA CALCULATION	
01. Ground Floor	76.26 m <sup>2</sup>
02. First Floor	84.86 m <sup>2</sup>
03. Garage	18.96 m <sup>2</sup>
04. Alfresco	9.60 m <sup>2</sup>
05. Porch	1.43 m <sup>2</sup>
06. Granny Flat	34.96 m <sup>2</sup>
07. GFlat Porch	1.22 m <sup>2</sup>
<b>TOTAL</b>	<b>227.29 m<sup>2</sup></b>



**DISCLAIMER**

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