

# HOME AND LAND PACKAGE

Double Storey (Balmain 24.5)  
Lot 305 Horologium St, Austral

## Blake Facade

Complete Living Package



Illustrative purpose only

# \$1,019,500

## 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

5 Bed

3 Bath

2 Car

COREBUILD SYSTEM



Leppington



Early Bird Special

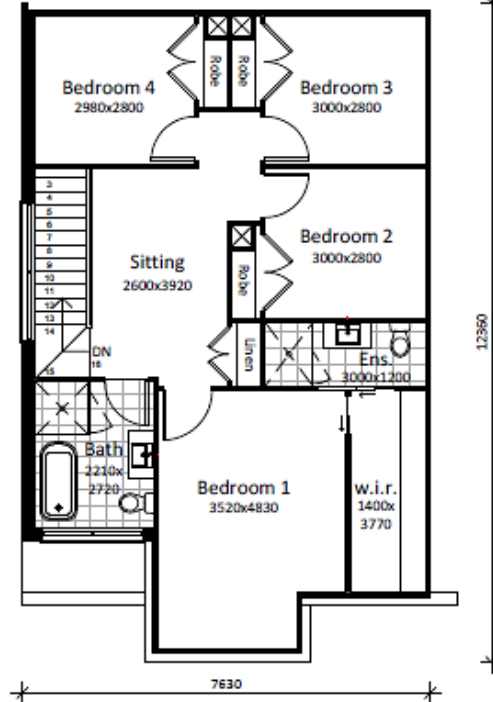
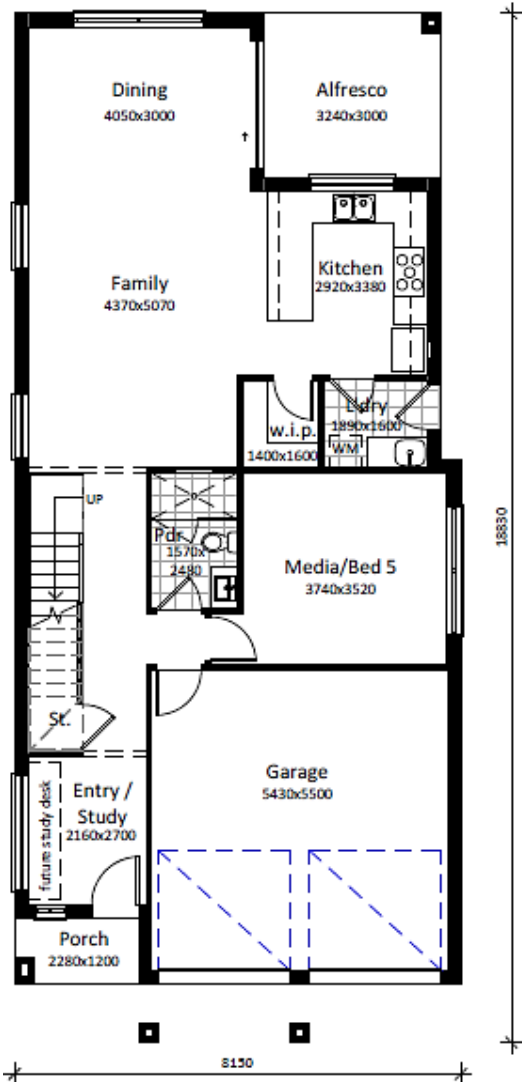
SAVE \$\$\$



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Area Calculations		
Mark	Areas:	Area
01	Ground Floor	96.63 m <sup>2</sup>
02	First Floor (incl. stair void 4.13m <sup>2</sup> )	85.47 m <sup>2</sup>
03	Garage	32.64 m <sup>2</sup>
04	Porch	2.74 m <sup>2</sup>
05	Alfresco	9.72 m <sup>2</sup>

Total: 227.19 m<sup>2</sup>  
**Site Area:** 300m<sup>2</sup>

**DISCLAIMER**

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