

HOME AND LAND PACKAGE

5 Bedroom Double Storey + Granny Flat
Lot 101 Jardine Dr, Edmondson Park



Complete Living  Package

WALKING DISTANCE TO ED. SQUARE AND TRAIN STATION

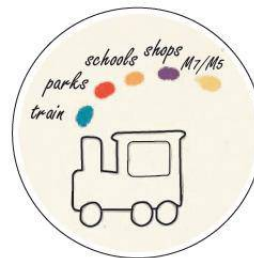
Illustrative purpose only

\$1,649,500

5 Bed 3 Bath 2 Car

ULTIMATE LUXURY PROMOTION

PLUS GRANNY FLAT



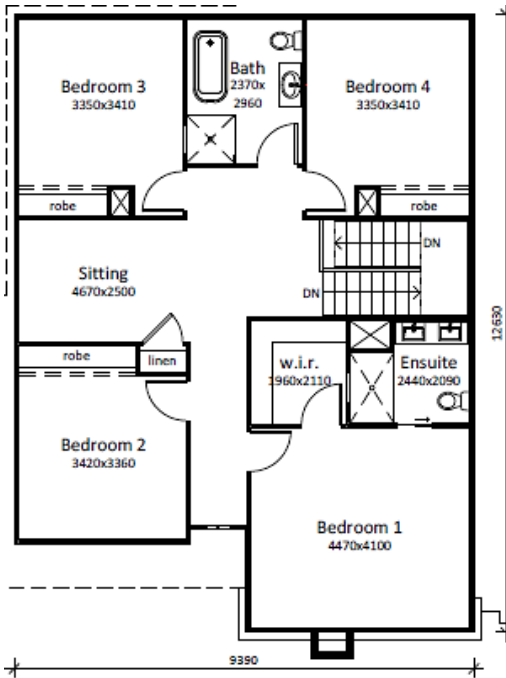
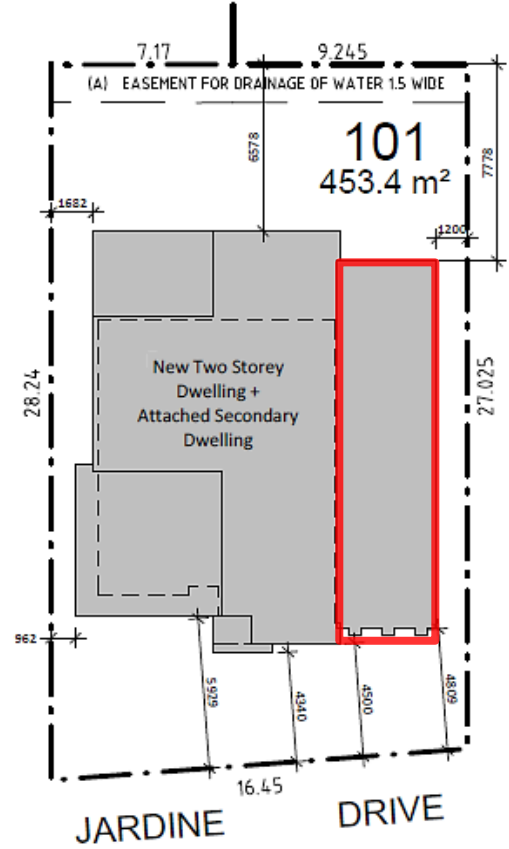
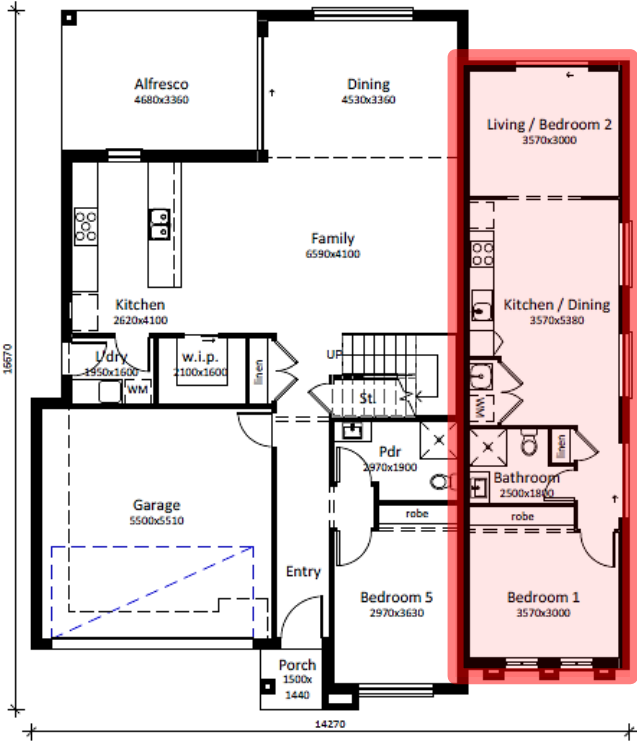
INCLUSIONS – Turn-key Home & Land Package

- Fixed Site Costs
- 180 day maintenance period (double industry standard)
- 2585mm high ceilings to ground floor
- 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
- 900mm freestanding cooker & canopy rangehood
- Alarm
- Electric garage door
- Ducted Air-conditioning



HOME AND LAND PACKAGE

5 Bedroom Double Storey + Granny Flat
Lot 101 Jardine Dr, Edmondson Park



Area Calculations		
Mark	Areas:	Area
01	Primary Dwelling Ground Floor	105.37 m ²
02	First Floor (incl. 6m ² stair void)	110.78 m ²
03	Garage	33.19 m ²
04	Porch	2.46 m ²
05	Alfresco	15.72 m ²
06	Attached Secondary Dwelling	57.73 m ²
Total:		325.24 m ²
Site Area:		453.4m²



DISCLAIMER

While the material contained in this brochure has been prepared with all due care Everyday Homes Pty Ltd (Everyday Homes) does not warrant that the material is free from errors or omissions or that it is exhaustive. Whilst the material is considered to be true and correct at the date of publication changes in circumstances after the time of publication may impact upon the accuracy of material. This includes, but is not limited to, changes brought upon by third parties and government instrumentalities. All purchasers should satisfy themselves as to the accuracy of the information in this brochure through their own enquiries and by consultation with lawyers, government authorities or other appropriate consultants. Builders

Licence Number: 32307



Tomorrow
Homes
by Everyday



1300 72 55 00
www.everydayhomes.com.au