

# HOME AND LAND PACKAGE

5 Bedroom Double Storey  
Lot 102 Jardine Dr, Edmondson Park



Complete Living Package

**WALKING DISTANCE TO ED. SQUARE AND TRAIN STATION**

Illustrative purpose only

## 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 hot water 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

# \$1,569,500

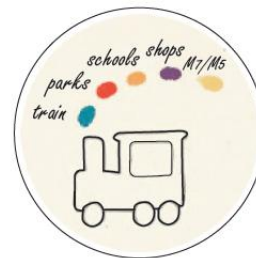
5 Bed

3 Bath

2 Car

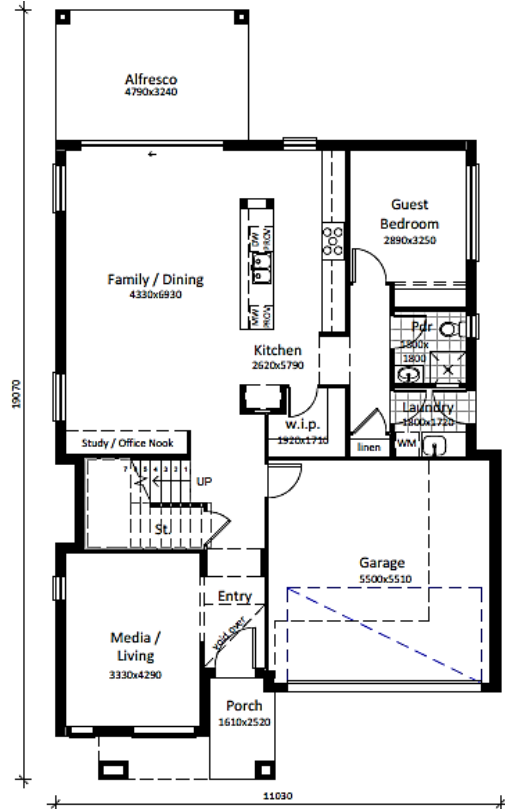
COREBUILD SYSTEM

ULTIMATE LUXURY PROMOTION



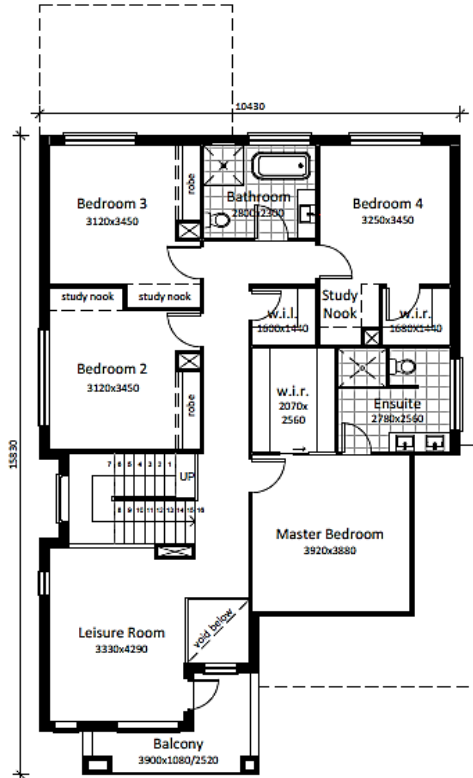
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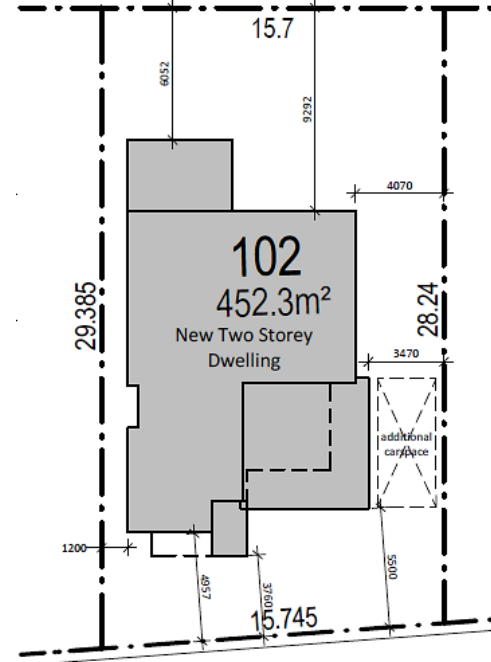
Ground Floor Plan

Scale 1 : 100



First Floor Plan

Scale 1 : 100



JARDINE DRIVE



Area Calculations		
Mark	Areas:	Area
1	Ground Floor	115.71 m <sup>2</sup>
02	First Floor (incl. voids 9.4m <sup>2</sup> )	131.77 m <sup>2</sup>
03	Garage	33.20 m <sup>2</sup>
04	Porch	3.96 m <sup>2</sup>
05	Alfresco	15.52 m <sup>2</sup>
06	Balcony	7.03 m <sup>2</sup>
<b>Total:</b>		<b>307.18 m<sup>2</sup></b>
<b>Site Area:</b>		<b>452.3m<sup>2</sup></b>

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