

HOME AND LAND PACKAGE

3 Bedroom Single Storey + Granny Flat
Lot 106 Jardine Dr, Edmondson Park



WALKING DISTANCE TO ED. SQUARE AND TRAIN STATION

Illustrative purpose only

\$1,449,500

3 Bed

2 Bath

2 Car

PLUS GRANNY FLAT

ULTIMATE LUXURY PROMOTION



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



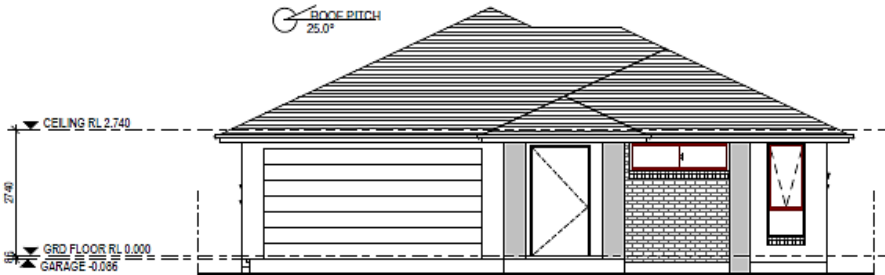
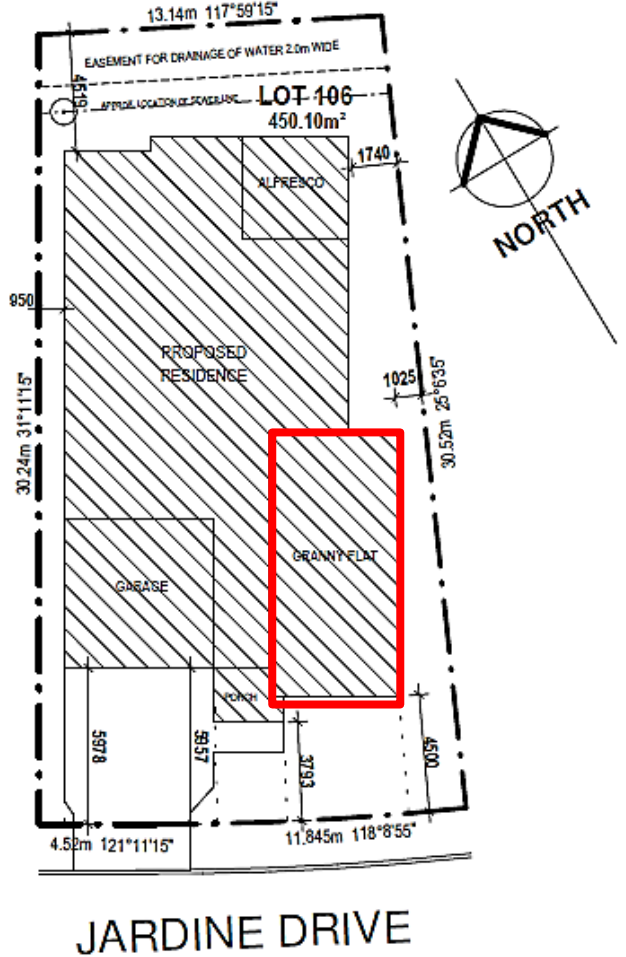
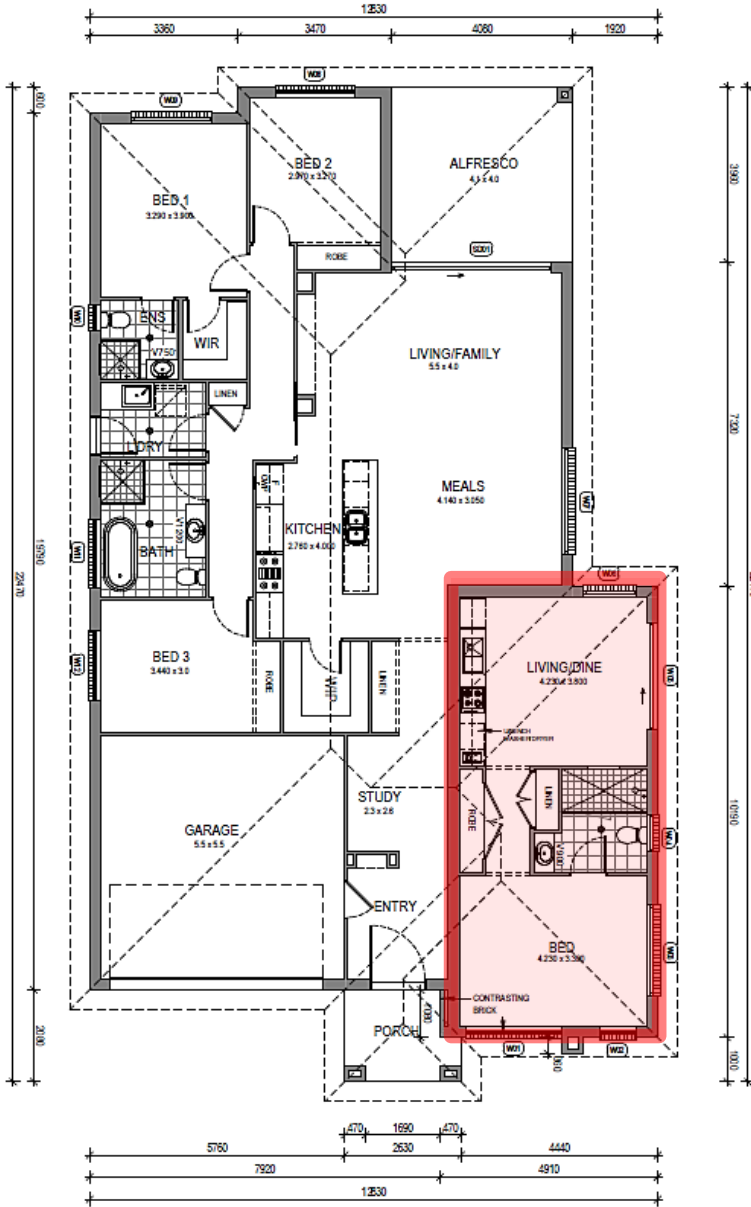
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Home Building
SINCE
1981

Early Bird Special
SAVE \$\$\$

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AREA CALCULATION	
Ground Floor	147.04 m ²
Granny Flat	47.04 m ²
Garage	33.01 m ²
Alfresco	16.16 m ²
Porch	4.96 m ²
TOTAL	248.20 m²

DISCLAIMER

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