



HOME AND LAND PACKAGE

Double Storey PLUS Studio Apartment
Lot 27 Buchan Ave, Edmondson Park

Complete Living  Package



WALKING DISTANCE TO ST FRANCIS CATHOLIC COLLEGE AND TRAIN STATION!

Illustrative purpose only

INCLUSIONS - Turn-key Home and Land Package

- 5% Deposit & Pay On Completion
- 180 day maintenance period (double industry standard)
- 2585mm ceilings to ground floor
- 60 x 60 Porcelain Floor tiles to open living area from builders range
- 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
- Perimeter framed shower screen with frameless pivot door
- Toilet suites-closed coupled vitreous china
- B&D Panelmasta garage door
- 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
- Freestanding cooktop & matching canopy rangehood
- Sheen finish kitchen cupboards
- Electric Garage Door
- Alarm
- Ducted Air Conditioning

\$899,500*

5 Bed **2 Bath** **2 Car**

PLUS STUDIO APARTMENT

Home Building
SINCE
1981

NO
PROGRESS
PAYMENTS


STUDENT
ACCOMODATION

ONLY
5%
DEPOSIT



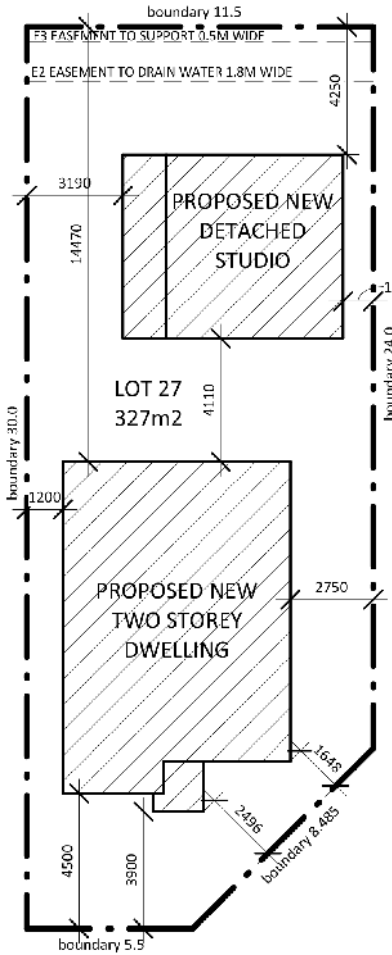
Everyday Homes

Live well in every way



HOME AND LAND PACKAGE

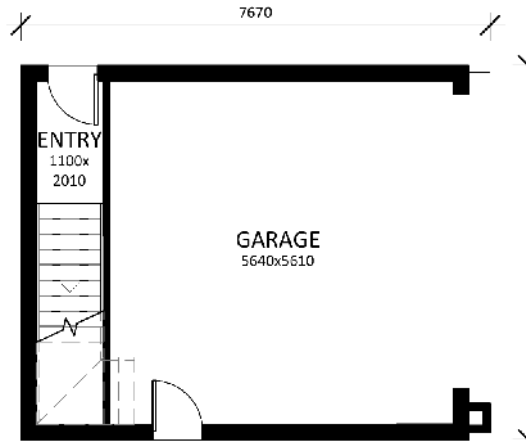
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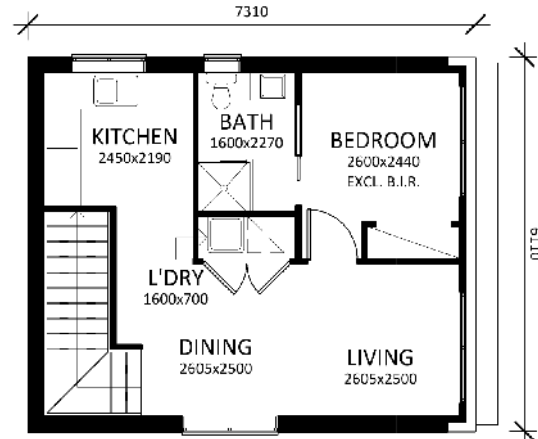
Site Plan

Area Calculations

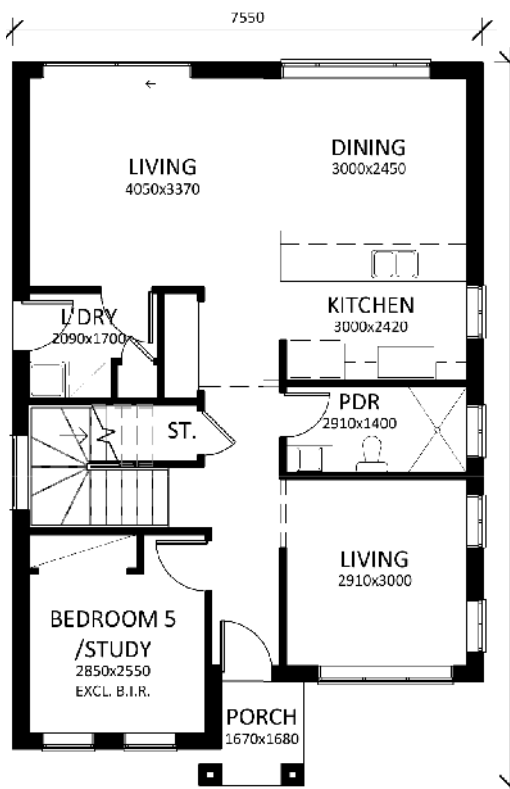
Mark	Area:	Area
U1	GROUND FLOOR	78.74 m ²
D2	FIRST FLOOR (INCL. STAIR VOID 4.00m ²)	78.74 m ²
O3	PORCH	7.43 m ²
O4	STUDIO GARAGE	35.87 m ²
O5	STUDIO ENTRY	8.80 m ²
O6	STUDIO FIRST FLOOR PLAN (INCL. STAIR VOID 4.23m ²)	44.66 m ²
Total:		249.24 m ²



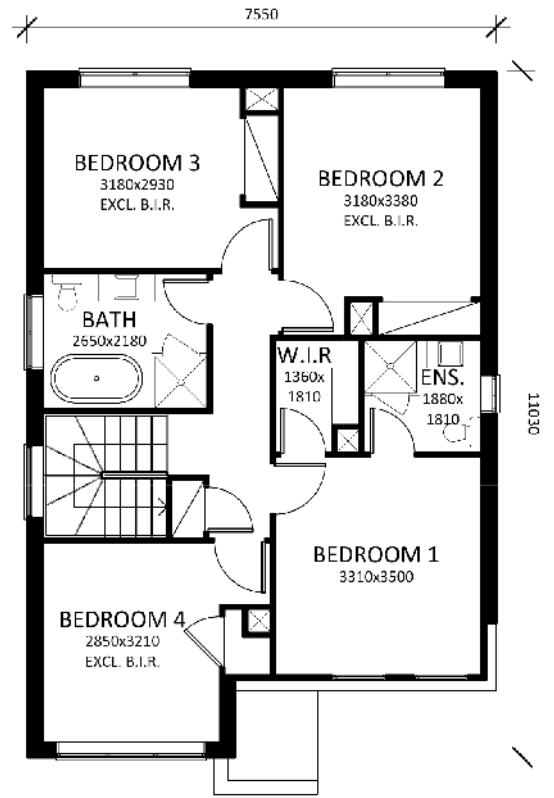
Studio Ground Floor Plan



Studio First Floor Plan



Ground Floor Plan



First Floor Plan

DISCLAIMER

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