



# HOME AND LAND PACKAGE

Double Storey PLUS Studio Apartment  
Lot 32 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



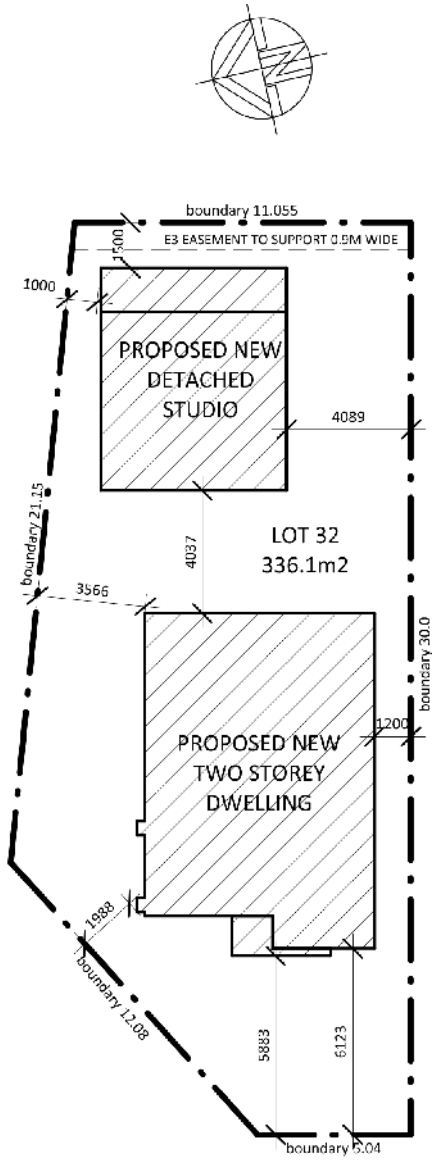
# Everyday Homes

Live well in every way



# HOME AND LAND PACKAGE

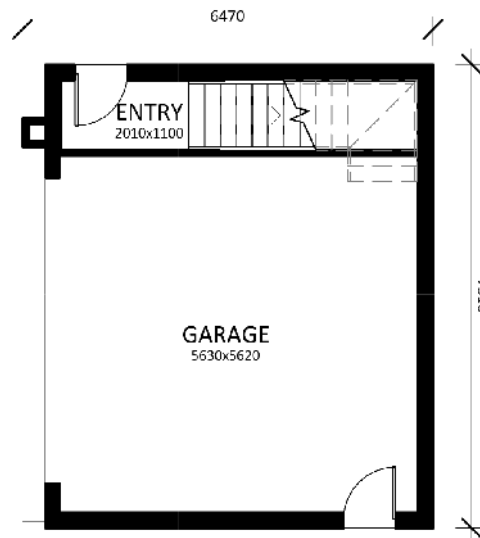
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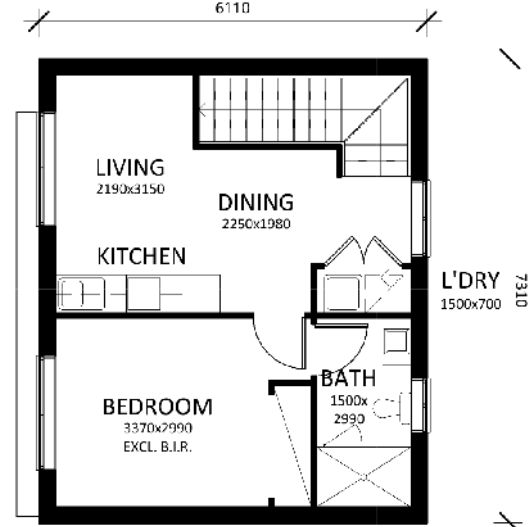
Site Plan

### Area Calculations

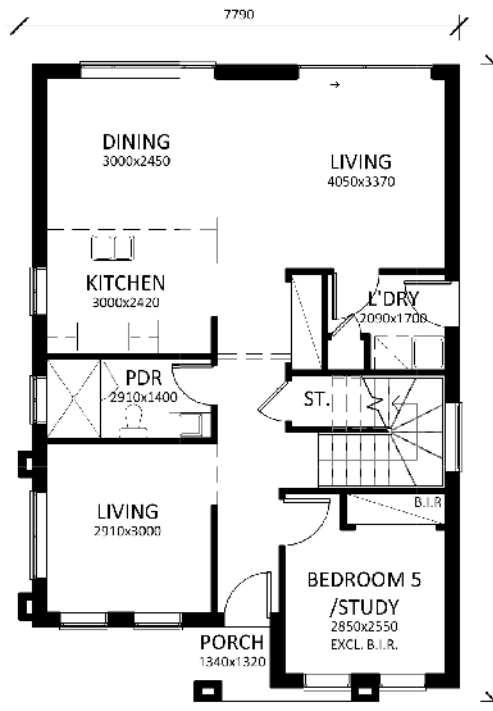
Mark	Areas:	Area
C1	GROUND FLOOR	78.97 m <sup>2</sup>
C2	FIRST FLOOR (INCL. STAIR VOID 4.00m <sup>2</sup> )	78.74 m <sup>2</sup>
C3	PORCH	2.23 m <sup>2</sup>
C4	STUDIO GARAGE	35.87 m <sup>2</sup>
C5	STUDIO ENTRY	8.80 m <sup>2</sup>
C6	STUDIO FIRST FLOOR PLAN (INCL. STAIR VOID 4.23m <sup>2</sup> )	44.66 m <sup>2</sup>
Total:		249.26 m <sup>2</sup>



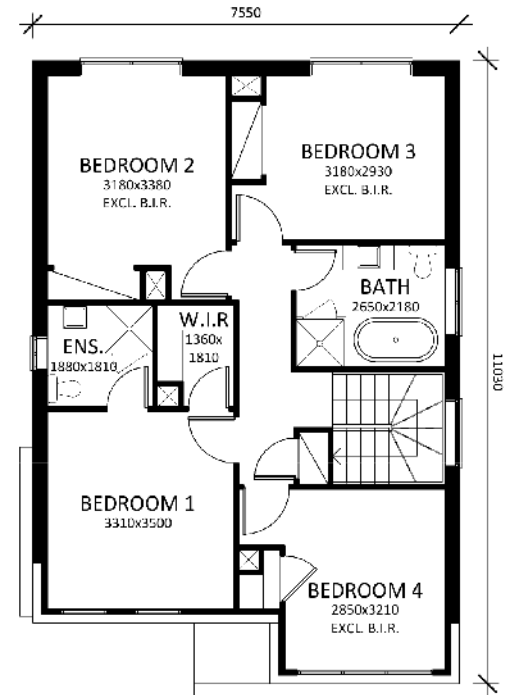
Studio Ground Floor Plan



Studio First Floor Plan



Ground Floor Plan



First Floor Plan

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1300 72 55 00  
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