



# HOME AND LAND PACKAGE

Double Storey PLUS Attached Granny Flat  
Lot 52 Verdun Rd, 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\*

4 Bed

2 Bath

1 Car

**PLUS GRANNY FLAT**

**COREBUILD SYSTEM**



**NO PROGRESS PAYMENTS**



**ONLY 5% DEPOSIT**



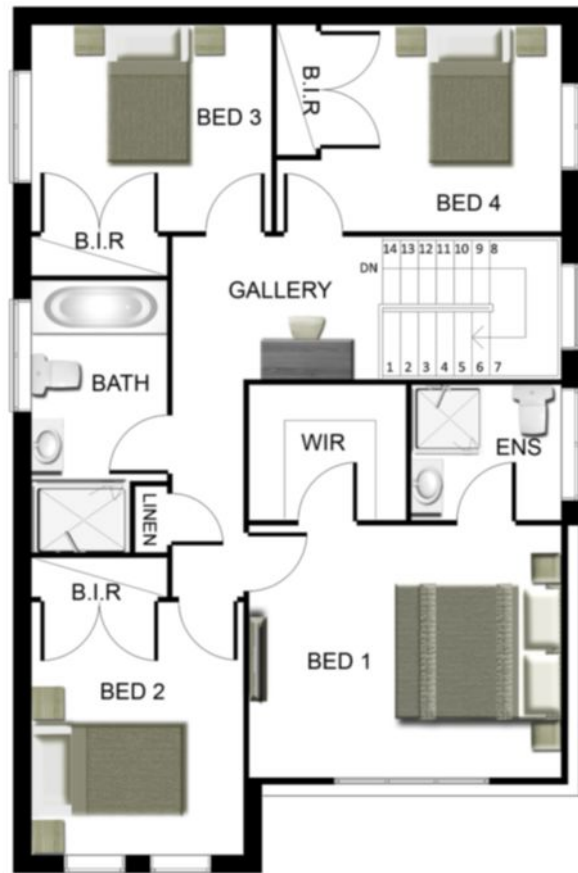
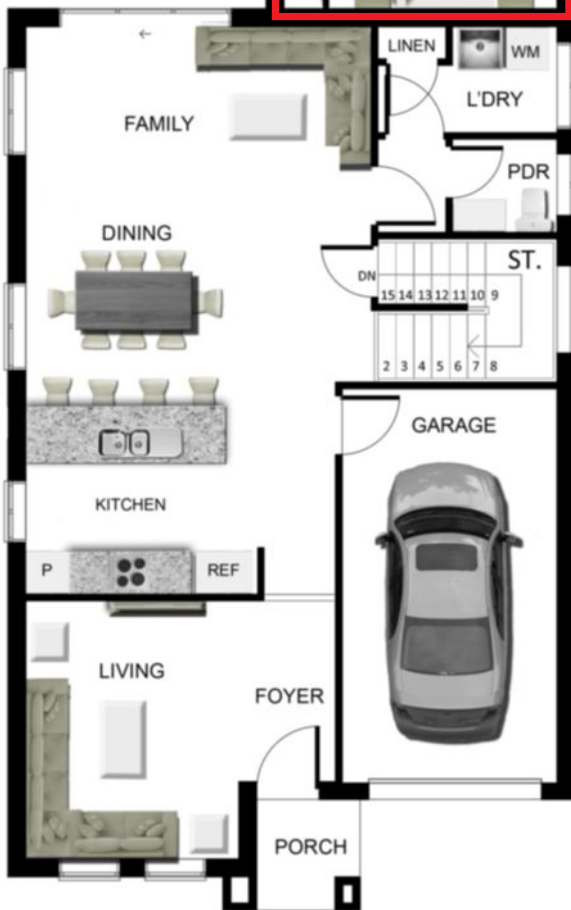
## Everyday Homes

Live well in every way

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Area Calculations		
Mark	Areas:	Area
01	Ground Floor	72.37 m <sup>2</sup>
02	First Floor	90.99 m <sup>2</sup>
03	Porch	2.45 m <sup>2</sup>
04	Garage	18.62 m <sup>2</sup>
05	Granny Flat	38.88 m <sup>2</sup>
06	Granny Flat Porch	0.78 m <sup>2</sup>
Total:		224.11 m <sup>2</sup>



**DISCLAIMER**

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