

HOME AND LAND PACKAGE

5 Bedroom Double Storey
 Lot 11 Dalmatia Avenue, Edmondson Park



Grafton Façade

Complete Living Package

WALKING DISTANCE TO ST FRANCIS CATHOLIC COLLEGE AND TRAIN STATION

INCLUSIONS – Turn-key Home & Land Package

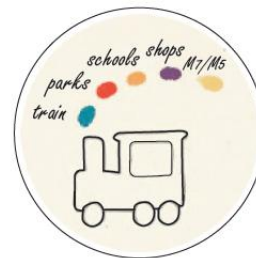
- Fixed Site Costs
- 180 day maintenance period (double industry standard)
- 2585mm high ceilings
- Floor tiles to living area's
- Carpet to remainder
- Concrete driveway
- Vertical blinds to all clear glazed windows
- Instantaneous Rinnai V1500 gas hotwater system
- Insulation (R1.5 walls & R2.5 ceilings)
- 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
- Sheen finish kitchen cupboards
- 900mm freestanding cooker & canopy rangehood
- Alarm
- Electric garage door
- Ducted Air-conditioning

Illustrative purpose only

\$1,199,500

5 Bed **3 Bath** **2 Car**

COREBUILD SYSTEM



Everyday Homes
 Live well in every way

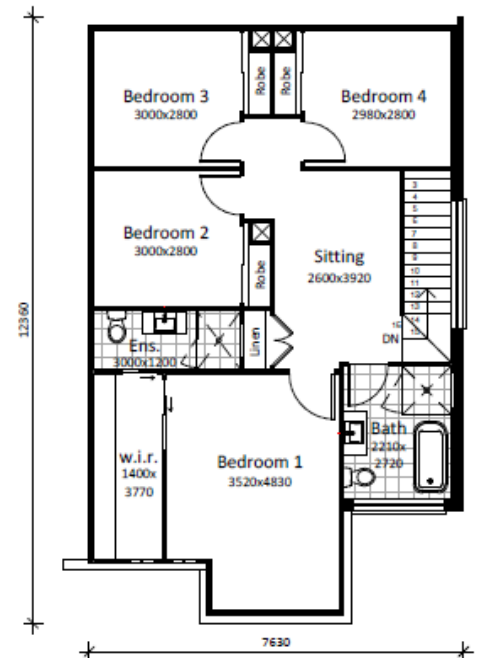
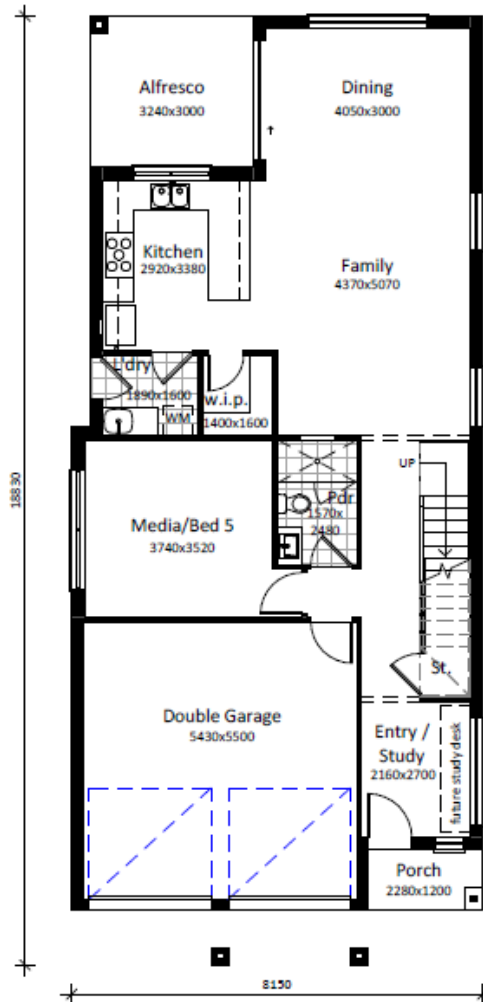
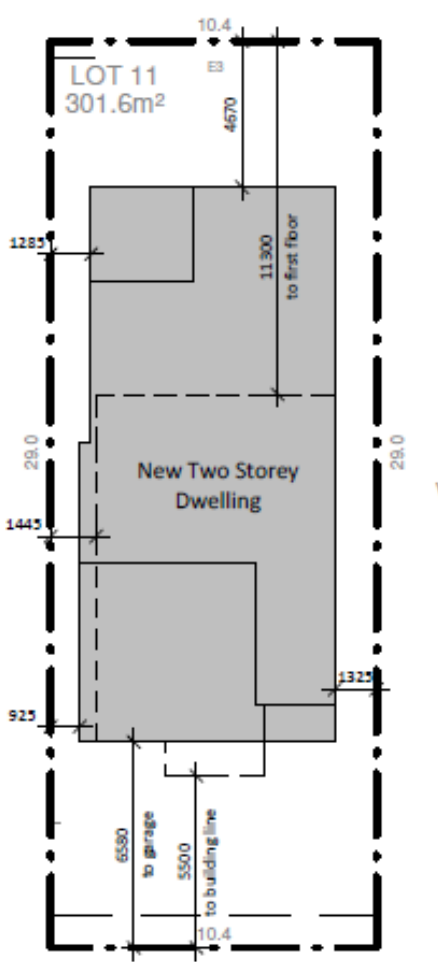
Home Building
 SINCE
1981

ONLY
5%
 DEPOSIT

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E3 EASEMENT TO DRAIN WATER 0.5 WIDE



DALMATIA AVENUE



Area Calculations		
Mark	Areas:	Area
01	Ground Floor	96.63 m ²
02	First Floor (incl. stair void 4.13m ²)	85.47 m ²
03	Garage	32.64 m ²
04	Porch	2.74 m ²
05	Alfresco	9.72 m ²

Total: 227.19 m²

Site Area: 301.6m²

DISCLAIMER

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