

# HOME AND LAND PACKAGE

5 Bedroom Double Storey  
 Lot 2 Dalmatia Avenue, Edmondson Park

**Blake Façade**

Complete Living  Package



**WALKING DISTANCE TO ST FRANCIS CATHOLIC COLLEGE AND TRAIN STATION**

Illustrative purpose only

## 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

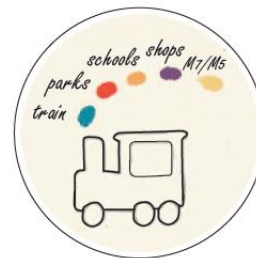
**\$1,199,500**

5 Bed

3 Bath

2 Car

COREBUILD SYSTEM



**Everyday Homes**

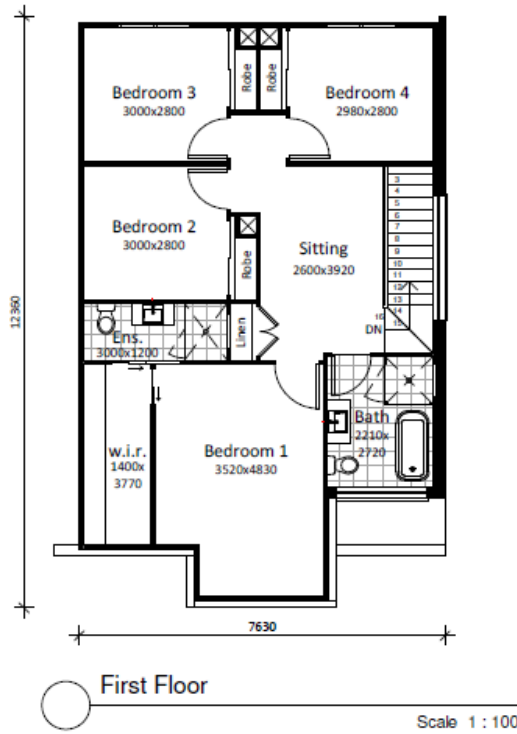
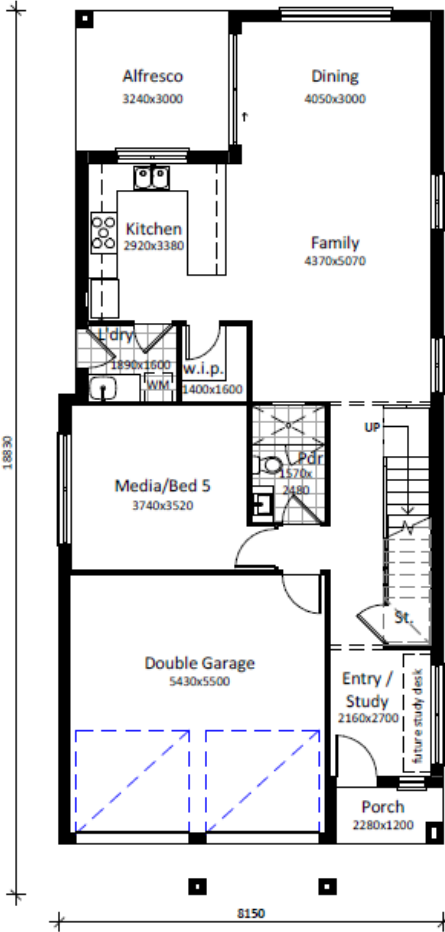
Live well in every way

Home Building  
 SINCE  
**1981**

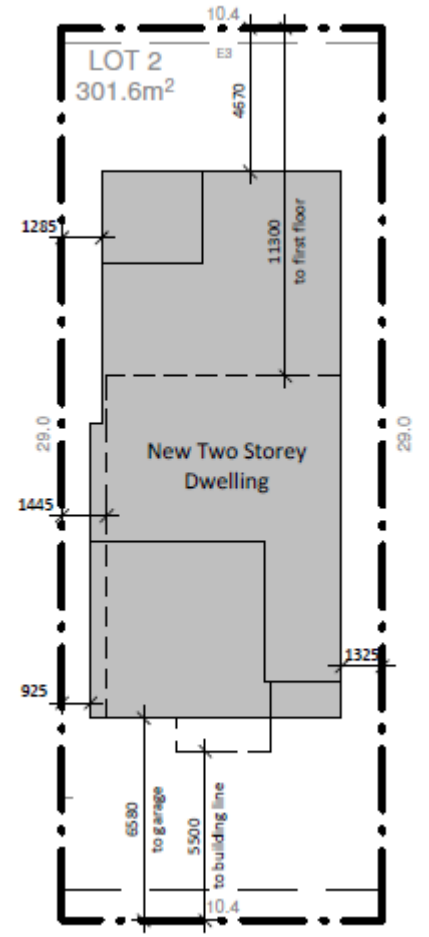
ONLY  
**5%**  
 DEPOSIT

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E3 EASEMENT TO DRAIN WATER 0.5 WIDE



Area Calculations		
Mark	Areas:	Area
01	Ground Floor	96.63 m <sup>2</sup>
02	First Floor (incl. stair void 4.13m <sup>2</sup> )	85.47 m <sup>2</sup>
03	Garage	32.64 m <sup>2</sup>
04	Porch	2.74 m <sup>2</sup>
05	Alfresco	9.72 m <sup>2</sup>
<b>Total:</b>		<b>227.19 m<sup>2</sup></b>
<b>Site Area:</b>		<b>301.6m<sup>2</sup></b>

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