

# HOME AND LAND PACKAGE

Double Storey PLUS Attached Granny Flat

Lot 4 Dalmatia Avenue, Edmondson Park

**Verdun Façade**

**Complete Living Package**



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

Illustrative purpose only

**\$929,500**

## INCLUSIONS – Turn-key Home & Land Package

- 5% Deposit & Pay on Completion
- 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

4 Bed

2.5 Bath

1 Car

**PLUS GRANNY FLAT**

**COREBUILD SYSTEM**



ONLY  
**5%**  
 DEPOSIT



**NO PROGRESS PAYMENTS**

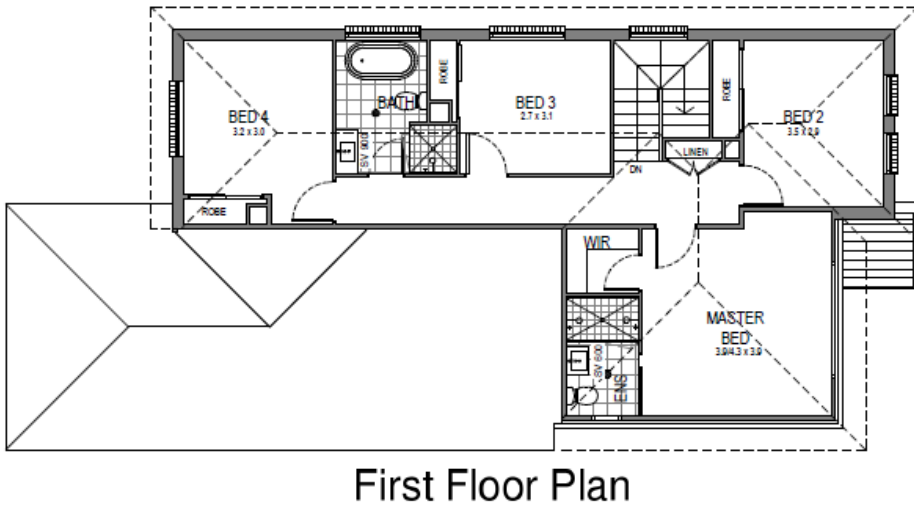
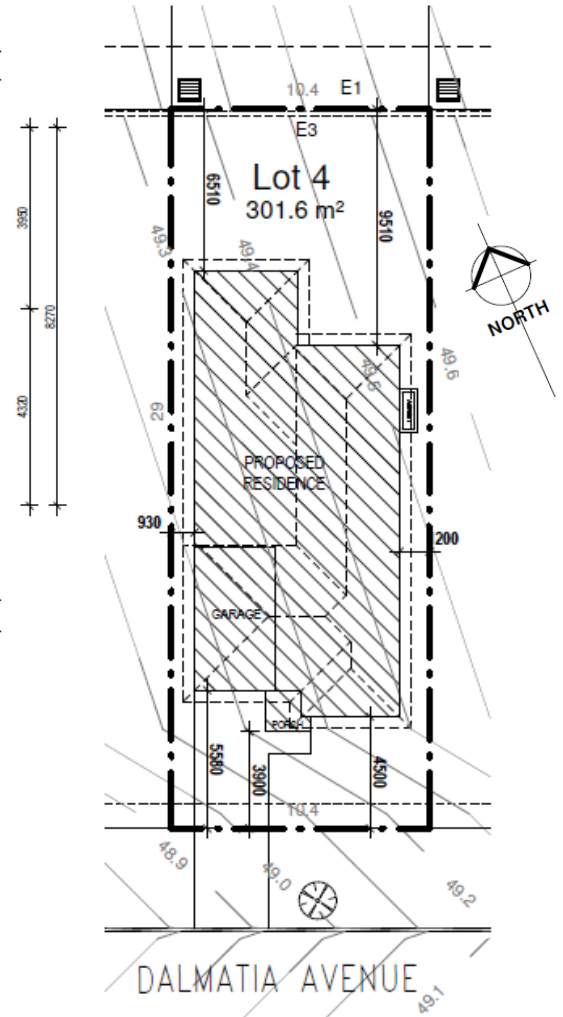
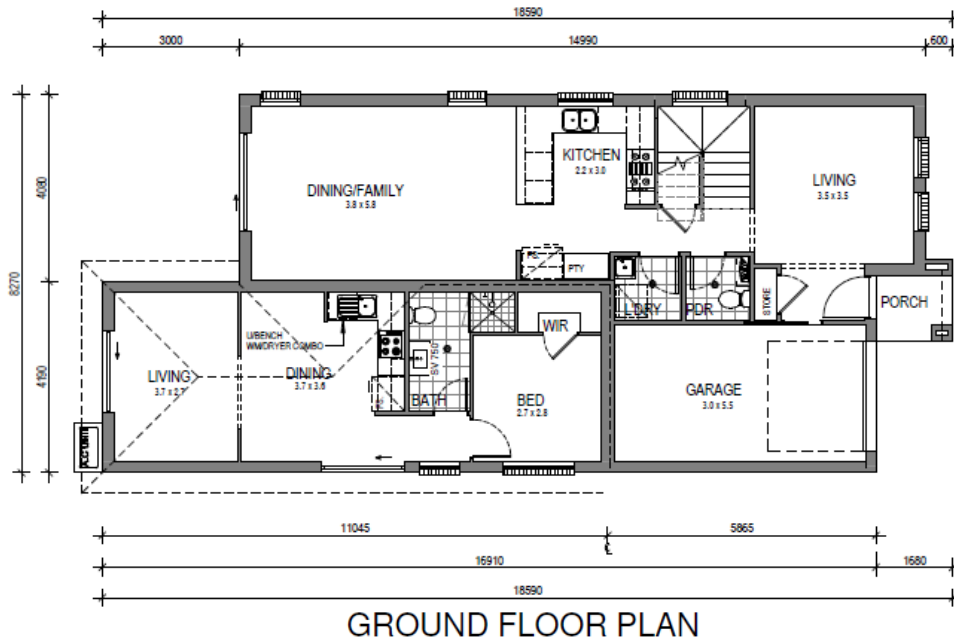


**Everyday Homes**

Live well in every way

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AREA CALCULATION	
First Floor	86.05 m <sup>2</sup>
Home Ground Floor	67.46 m <sup>2</sup>
Granny Flat	45.35 m <sup>2</sup>
Garage	19.06 m <sup>2</sup>
Porch	2.63 m <sup>2</sup>
<b>TOTAL</b>	<b>220.55 m<sup>2</sup></b>

**DISCLAIMER**

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