

# HOME AND LAND PACKAGE

5 Bedroom Double Storey  
 Lot 8 Dalmatia Avenue, Edmondson Park



**Complete Living Package**

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

Illustrative purpose only

**\$929,500**

5 Bed

3 Bath

2 Car

**COREBUILD SYSTEM**

## 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



**NO PROGRESS PAYMENTS**

Home Building  
 SINCE  
**1981**

ONLY  
**5%**  
 DEPOSIT

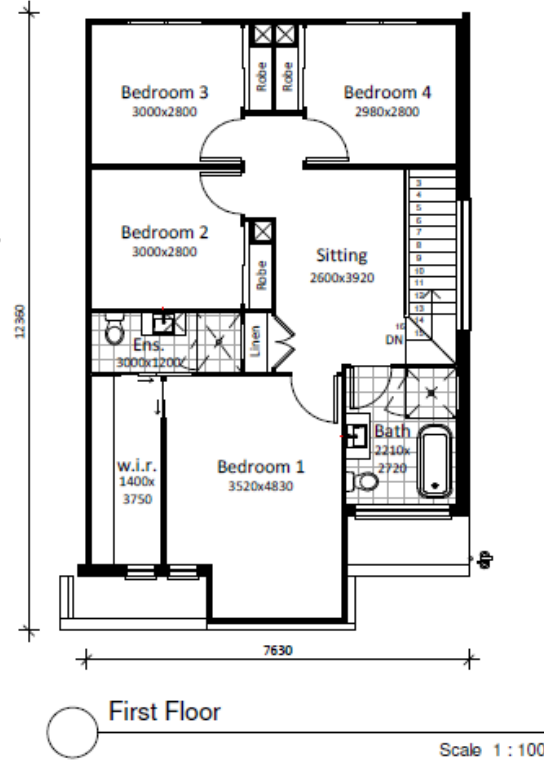
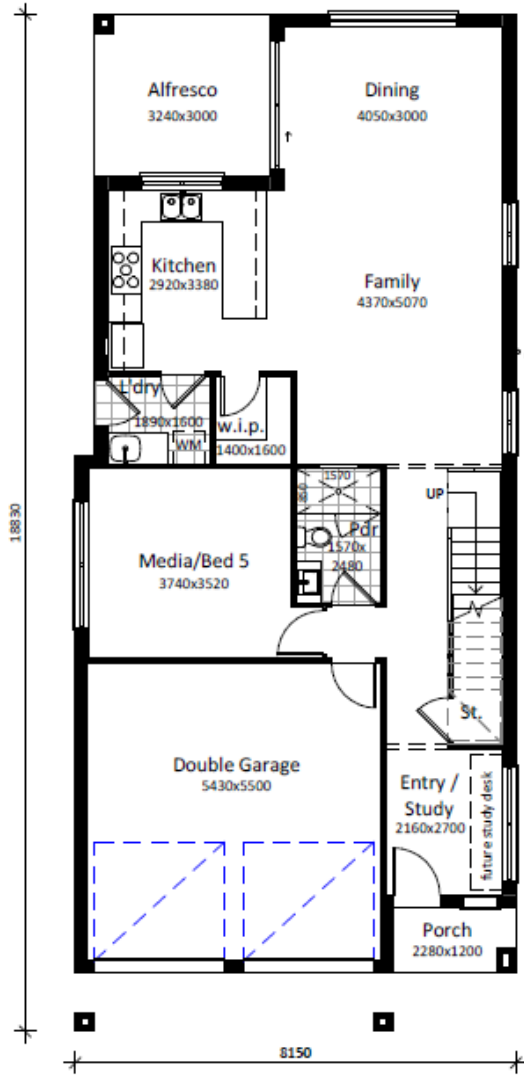


**Everyday Homes**

Live well in every way

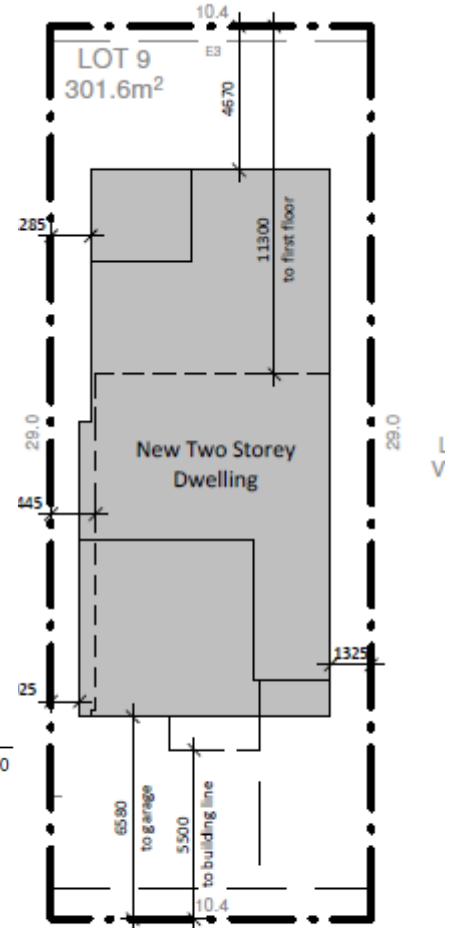
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Ground Floor  
Scale 1 : 100

E3 EASEMENT TO DRAIN WATER 0.5 WIDE



DALMATIA AVENUE  
Site Plan

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> )	85.33 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>

Total: 227.06 m<sup>2</sup>  
**Site Area: 301.6m<sup>2</sup>**

**DISCLAIMER**

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