

HOME AND LAND PACKAGE

Birkdale 25 (Origin Facade)
Lot 5 Monkton Avenue, Middleton Grange



Complete Living  Package

Illustrative purpose only

INCLUSIONS - Turn-key Home and Land Package

- Fixed Site Costs
- Origin Facade
- 180 day maintenance period (double industry standard)
- 2585mm ceilings to ground floor
- 60 x 60 Polished 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 cooker & matching canopy rangehood
- Sheen finish kitchen cupboards
- Electric Garage Door
- Alarm
- Ducted Air Conditioning
- 12 Downlights to ground floor

\$829,500*

4 Bed **2 Bath** **1 Car**



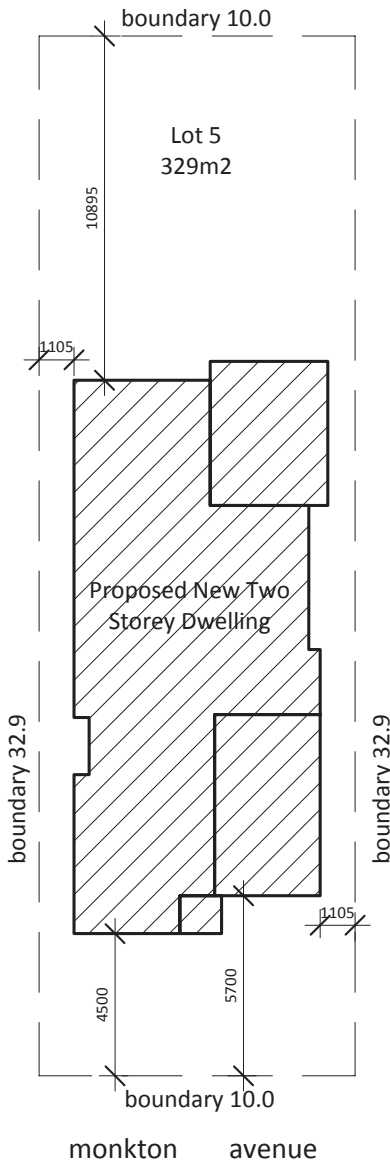
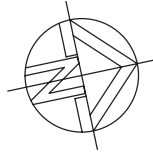
Everyday Homes
Live well in every way

Home Building
SINCE
1981

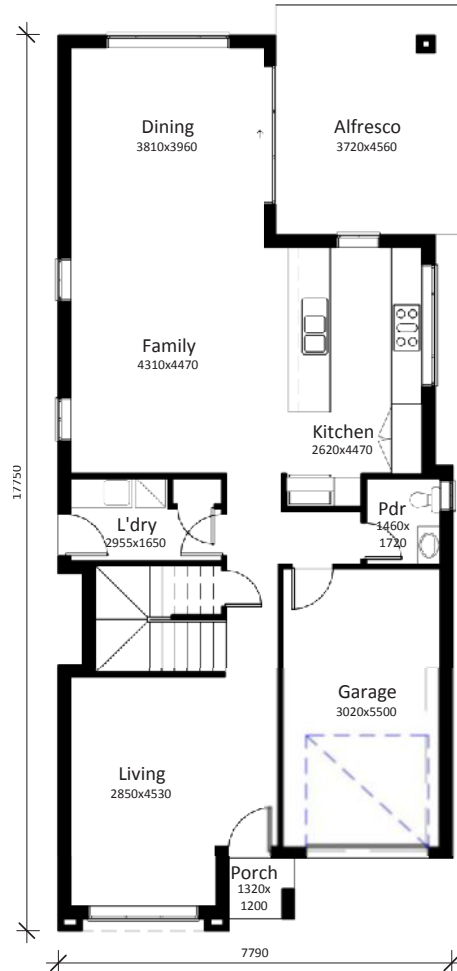
Early Bird Special
SAVE \$\$\$

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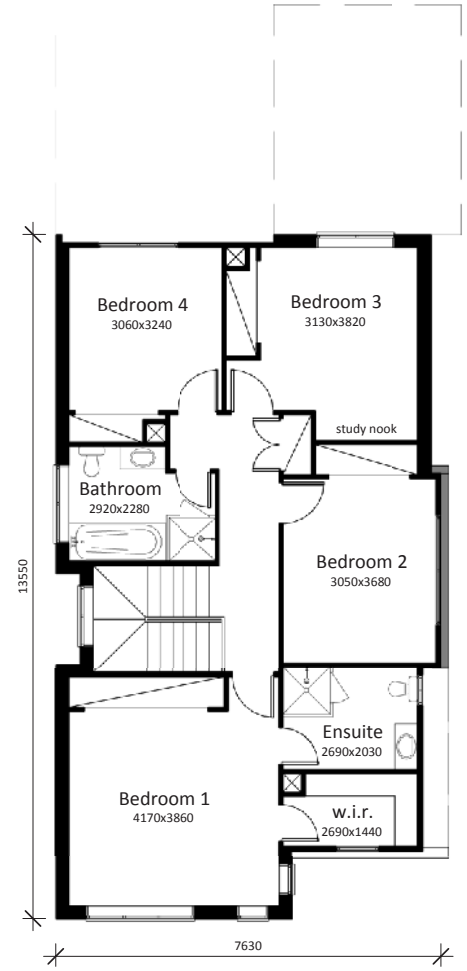
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Site Plan



ground floor plan



first floor plan

| Area Calculations | | |
|-------------------|--|----------------------|
| Mark | Areas:A | rea |
| 01 | Ground Floor | 95.65 m ² |
| 02 | First Floor (incl. 5.197m ² stair void) | 95.58 m ² |
| 03 | Garage | 19.14 m ² |
| 04 | Porch | 1.58 m ² |
| 05 | Alfresco | 16.96 m ² |

Total: 228.91 m²

House Width: 7.79m
House Depth: 17.75m

DISCLAIMER

All facades, floor plans, dimensions and illustrations are indicative only. The finishes and inclusions nominated are to be used as a guide only and purchaser is advised to refer to the land contract and or builders contract for accurate dimensions, specifications and inclusions.

Everyday Homes reserves the right to alter the plans, specifications and price without notice.

Builders Licence Number: 32307



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