

# HOME AND LAND PACKAGE

Custom Double Storey  
Lot 1004 Kelsey Street, Middleton Grange

Complete Living Package



**LOCATION! LOCATION! LOCATION!**

Illustrative purpose only

## INCLUSIONS - Turn-key Home and Land Package

- Fixed Site Costs
- Custom Facade
- 180 day maintenance period (double industry standard)
- 2585mm ceilings to ground floor
- 60 x 60 Polished Porcelain floor tiles to open living areas 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

**\$839,500\***

4 Bed

2.5 Bath

2 Car



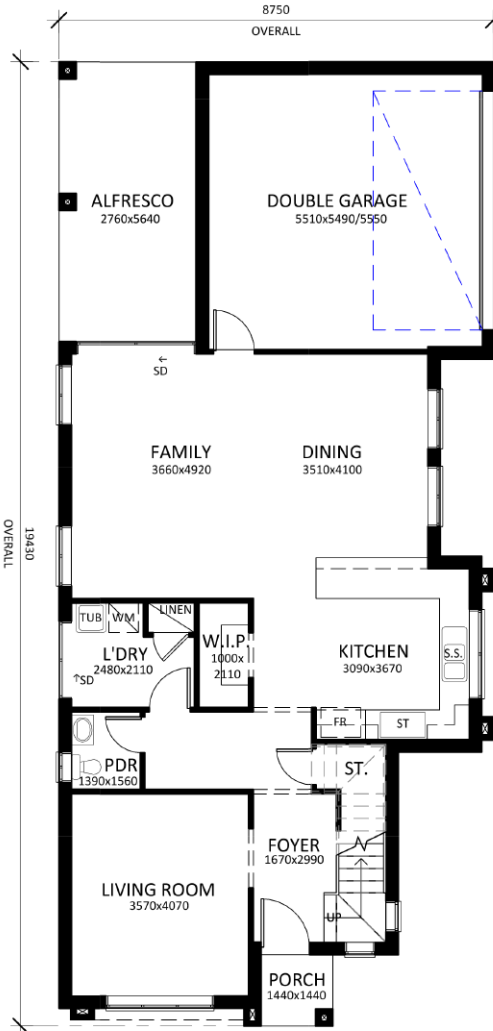
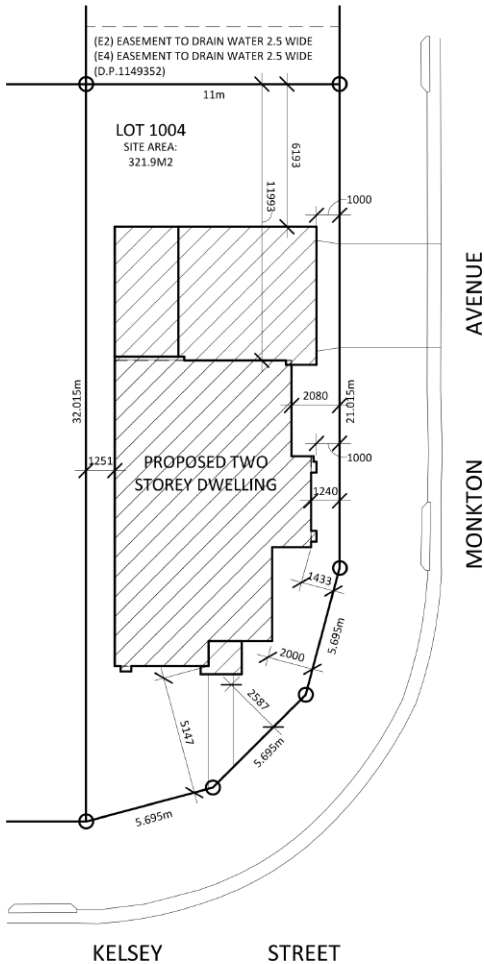
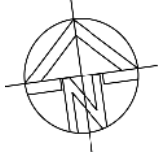
**Everyday Homes**  
Live well in every way

Home Building  
SINCE  
**1981**

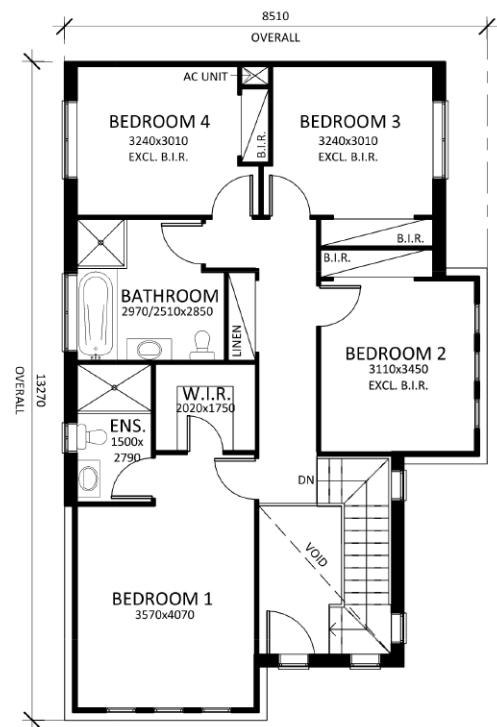
Early Bird  
Special  
SAVE \$\$\$

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Ground Floor Plan



First Floor Plan

Area Calculations		
Mark	Areas:	Area
1	GROUND FLOOR AREA	98.56 m <sup>2</sup>
2	DOUBLE GARAGE	34.95 m <sup>2</sup>
3	ALFRESCO	15.57 m <sup>2</sup>
4	PORCH	2.20 m <sup>2</sup>
5	FIRST FLOOR AREA (INCL. 9.481m <sup>2</sup> STAIR & FIRST FLOOR VOID)	97.78 m <sup>2</sup>
Total:		249.06 m <sup>2</sup>
Site Area:		321.9m <sup>2</sup>

#### DISCLAIMER

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