

# HOME AND LAND PACKAGE

3 Bed Single Storey PLUS Granny Flat  
 Lot 4618 Beryl St, Catherine Field



**Custom Façade**

**Complete Living Package**

**LIVE IN ONE AND RENT OUT THE OTHER!**

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

**\$729,500**

3 Bed

2 Bath

1 Car

**PLUS GRANNY FLAT**

**COREBUILD SYSTEM**

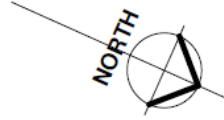
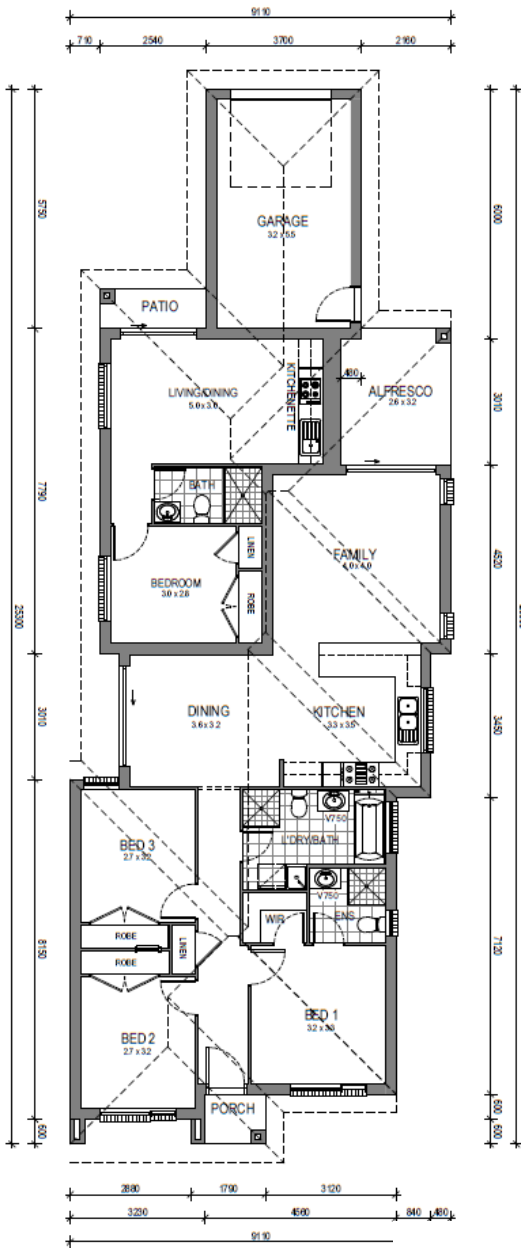


**Everyday Homes**

Live well in every way

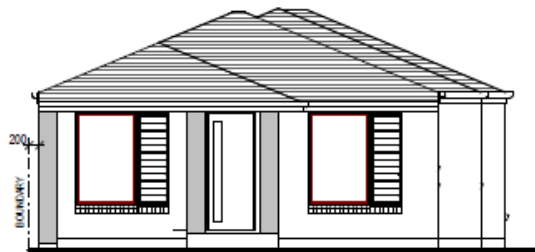
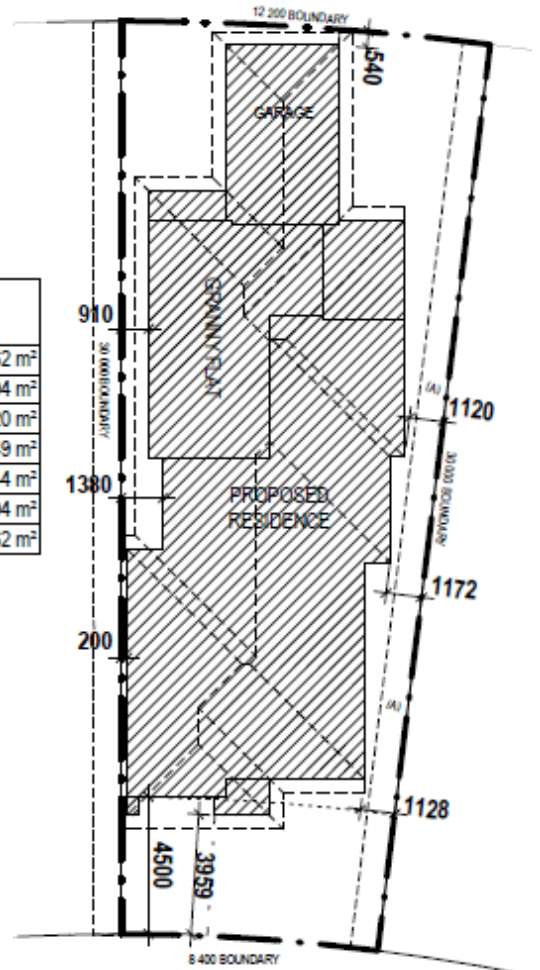
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Lot 4618  
 309.00 m<sup>2</sup>

| AREA CALCULATION |                             |
|------------------|-----------------------------|
| Ground Floor     | 103.62 m <sup>2</sup>       |
| Granny Flat      | 35.94 m <sup>2</sup>        |
| Garage           | 22.20 m <sup>2</sup>        |
| Alfresco         | 8.49 m <sup>2</sup>         |
| Patio            | 2.44 m <sup>2</sup>         |
| Porch            | 1.94 m <sup>2</sup>         |
| <b>TOTAL</b>     | <b>174.62 m<sup>2</sup></b> |



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Licence Number: 32307



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