

# HOME AND LAND PACKAGE

Custom Double Storey Terrace Home  
Lot 5 of Lot 34 Podium Way, Oran Park



**LOCATION! LOCATION! LOCATION!**

Illustrative purpose only

**\$809,500**

## 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

4 Bed

2.5 Bath

2 Car

**TORRENS TITLE**



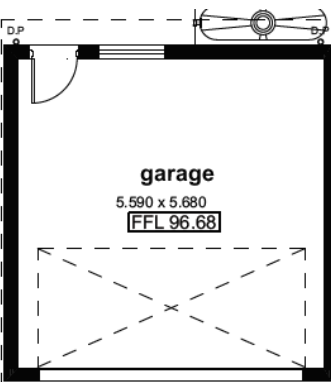
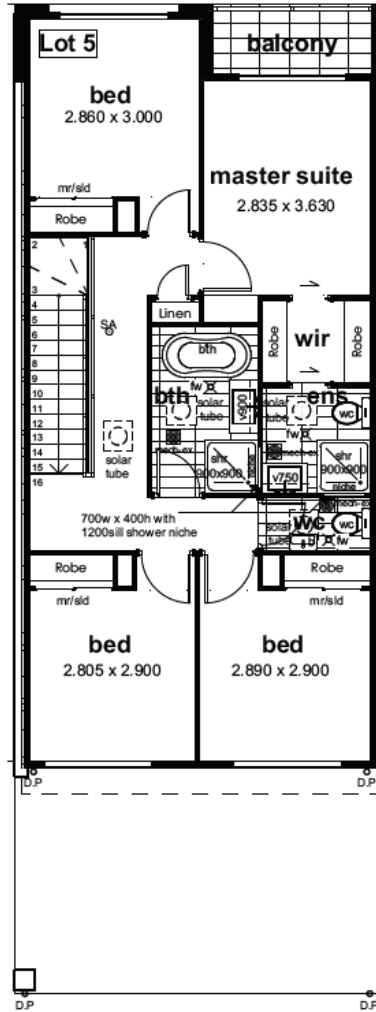
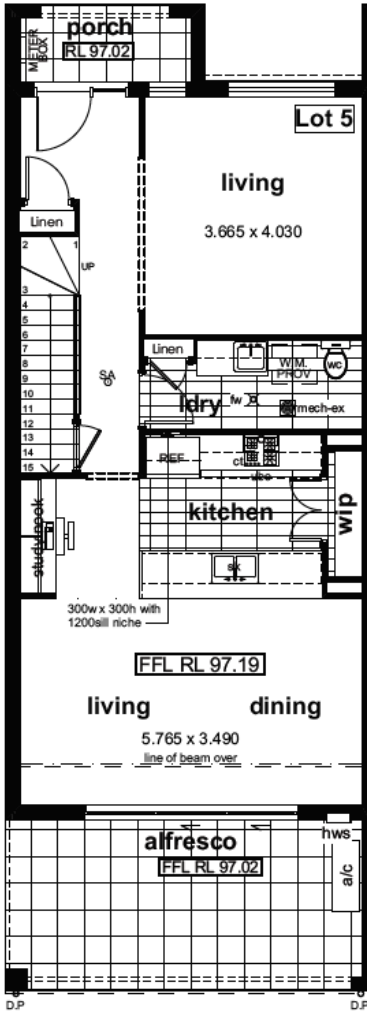
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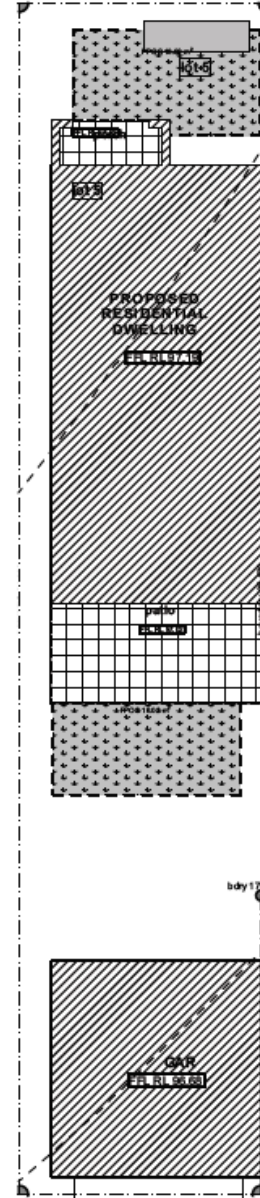
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**TORRENS TITLE**



<b>LOT 5</b>	
Site Area:	238.89m <sup>2</sup>
Ground Floor Area:	77.68m <sup>2</sup>
Level 1 Floor Area:	75.65m <sup>2</sup>
Garage:	36.82m <sup>2</sup>
Alfresco:	17.71m <sup>2</sup>
Porch:	3.58m <sup>2</sup>
Balcony:	3.21m <sup>2</sup>
<b>Total Area:</b>	<b>214.65m<sup>2</sup></b>



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