



HOME AND LAND PACKAGE

Birkdale (Maine Facade)
Lot 7061 Farmer Road, Oran Park

Maine Facade

**Complete
Living 
Package**



Illustrative purpose only

INCLUSIONS - Turn-key Home and Land Package

- Fixed Site Costs
- 180 day maintenance period (double industry standard)
- 2585mm high ceilings
- Floor tiles to living area
- 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
- Sheen finish kitchen cupboards
- 900mm cooktop & canopy rangehood
- Alarm
- Electric garage door
- Ducted Air-conditioning

4 Bed

2.5 Bath

1 Car

\$729,500*

(less \$10,000 design & landscape rebate if applicable)



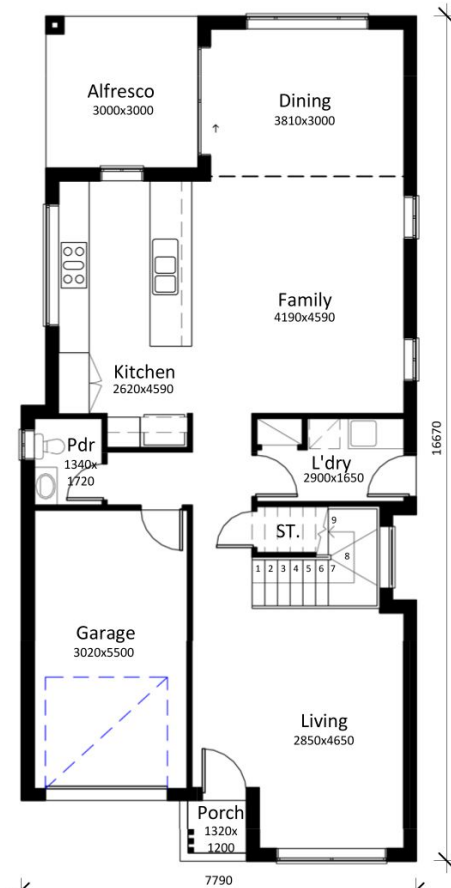
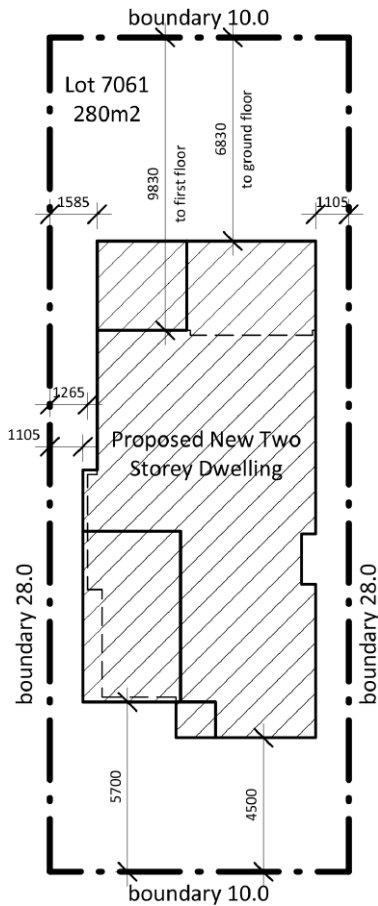
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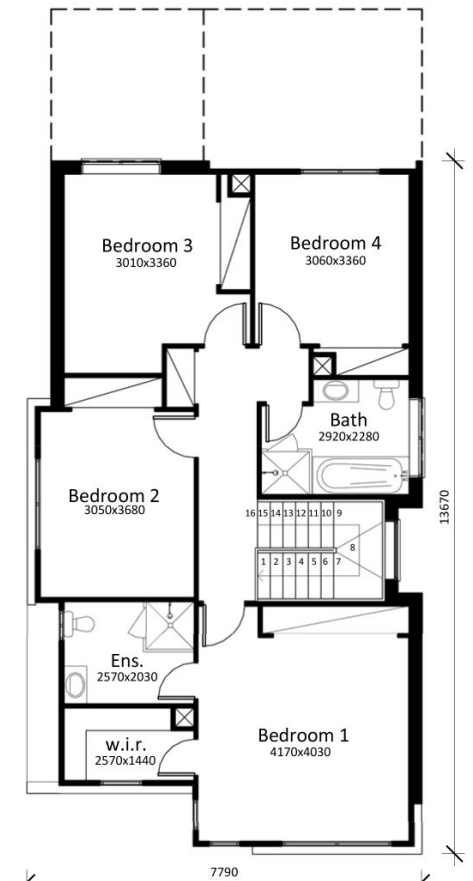
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NORTH



Ground Floor Plan



First Floor Plan

Area Calculations

Mark	Areas:	Area
01	Ground Floor	92.30 m ²
02	First Floor (incl. 5.05m ² stair void)	95.55 m ²
03	Garage	18.74 m ²
04	Porch	1.58 m ²
05	Alfresco	9.00 m ²

Total: 217.17 m²

Site Area: 280m²

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