

House & Land Package



Lot 34

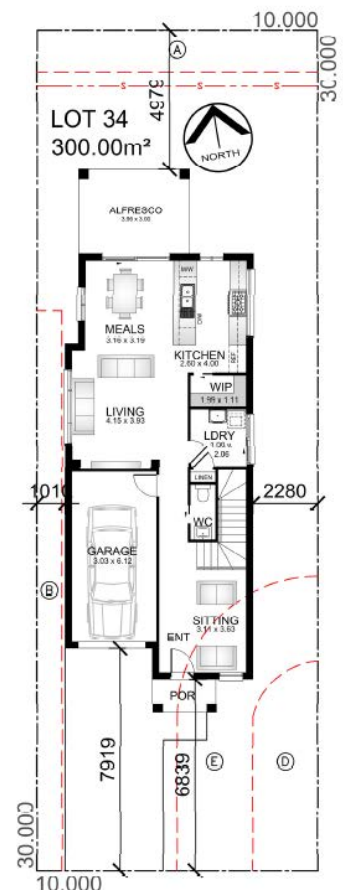
Sixteenth Ave, Austral

**Package Price
\$1,023,000**

Turn Key with Luxury Living Promotion

Up to \$35,000 worth of upgrades included at no additional cost for the month of March!

- 7-Star Basix Rating
- Blonde Oak Front Door Entry, Motive Range Internal Doors
- 40mm Caesarstone benchtops to (kitchen only)
- 90cm Omega freestanding cooker with ducted rangehood + dishwasher, microwave
- Viridian pull down mixer tap & Double bowl polar undermount sink
- 3 Coat Paint system to Internal walls
- Niche to all Showers + Smart floor wastes
- Polytec Matte Finish to kitchen cupboards, Inc Bulkhead + Soft close to kitchen cupboards and drawers
- Water connection point to fridge space
- Glazed porcelain tiles to main Living Area, Alfresco & Patio
- Carpet to Bedrooms and Stairs
- Wall hung vanity with stone top & raised basin in gloss finish (builders range)
- Vertical blinds to all clear glazed windows/sliding doors + Flyscreens to all opening windows
- Ducted air conditioning
- Alarm & NBN basic system set up
- Panel lift garage door with electric opener + 2 remotes
- Colour concrete driveway
- R4 batts to ceiling (excl. garage) & R2 batts to external walls
- Enviro wrap to outside of the building frame & Sarking to underside roof tiles
- 12 LED downlights + 3 in 1 Heat lamp to main bathroom + Ensuite
- 90mm stud walls (H2 treated throughout)



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Land Size	300 m ²		
Ground Floor	76.23m ²	Garage	20.76m ²
First Floor	96.53m ²	Porch	2.27m ²
Total	208.12m ²	Alfresco	11.88m ²



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