

House & Land Package

Extensive Quality Inclusions



Lot 104

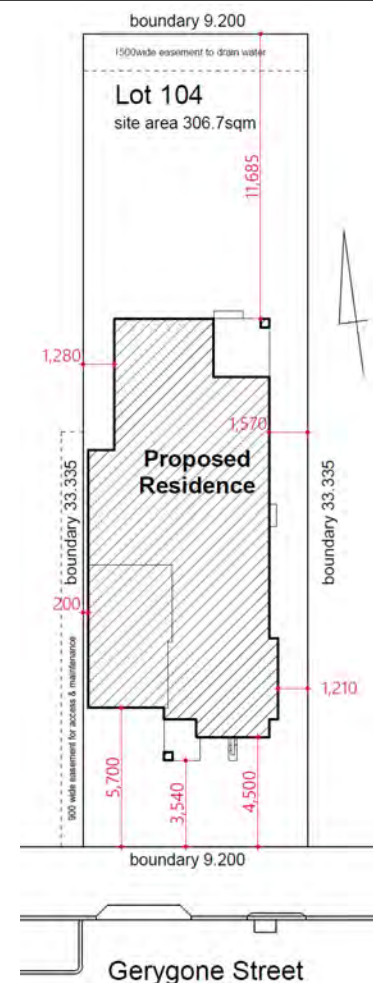
Gerygone St Austral
(45-65 Gurner Ave Sub Division)

Package Price

\$1,065,000

Inclusions

- Casaview Opulence Package - upgrades plus
- Actron fully ducted air conditioning
- 2700mm ceilings to GFL.
- Ceramic floor tiles to living areas.
- 1200mm high wall tiling to ensuite x1 & main bath x 1.
- Carpet to remainder of house / double powers points throughout
- "Color On" concrete driveway (up to 30m2).
- Vertical blinds to all windows (exc. wet areas/garage)
- 5 sensor alarm package / Corinthian Panel carve internal doors.
- Flyscreens to all windows / Auto garage door opener.
- Heavy Duty sarking to roof.
- National Broadband Network (NBN) Setup works – basic
- Site fencing / internal external stairs as required.
- Standard BASIX requirements / Gas pack inc. connection.
- Site costs – incl all piling to slab, geo tech site classification testing, landscape plan, all dirt removal & the following if required only by local authorities - Drop edge beams, rock excavation, H1 slab upgrade / salinity treatment to slab /sewer peg out and or Bal12.5 Bushfire construction.
- Extensive Casaview Homes standard inclusions.
- Incls upgrading dwelling to 7-Star minimum requirements -subject to formal ABSA certification



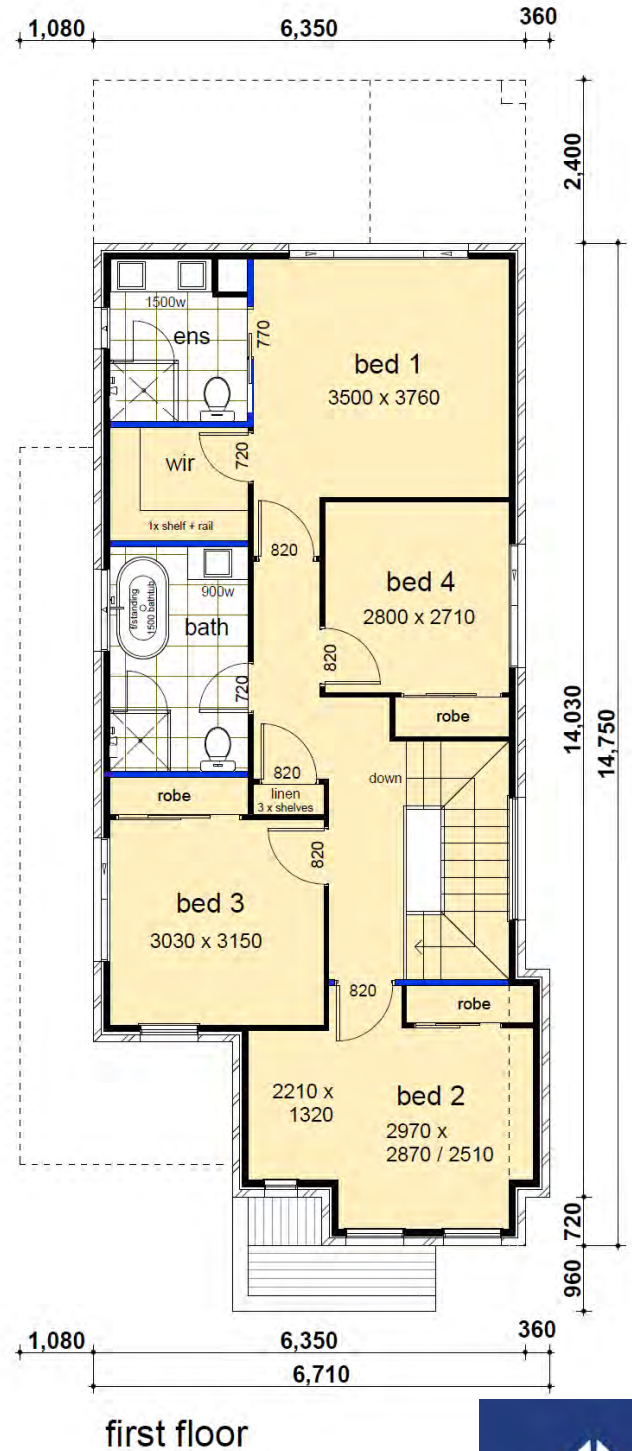
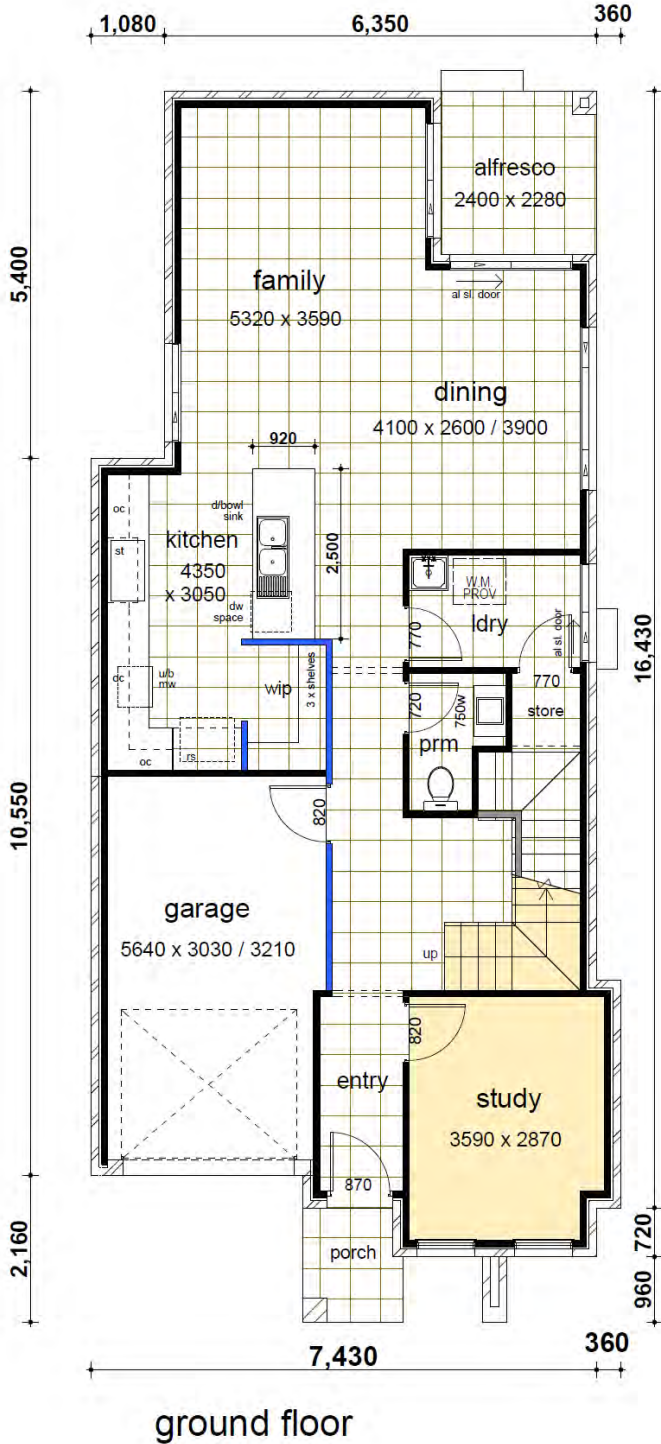
Lot 104



Land Size 306.70m²

| | |
|--------------|-------|
| Ground Floor | 93.21 |
| Garage | 19.76 |
| Porch | 2.36 |
| First Floor | 87.80 |
| Covered Area | 1.12 |
| Alfresco | 5.47 |

Total 209.72m²



Contact Pandit 0429 138 801 or Jim 0438 162 497 | www.casaview.com.au