

# House & Land Package



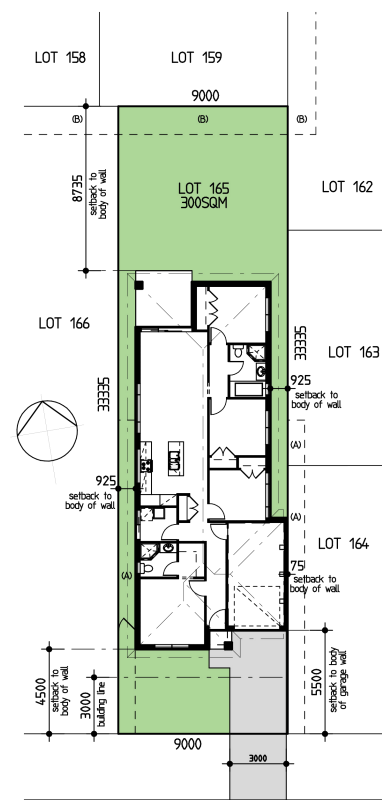
## Lot 165

Proposed Road  
Gurner Road  
Development

Package Price  
\$1,010,900

### Inclusions

- Superior Dekton Stone to kitchen benchtop
- Upgraded 2.59m ceilings to ground floor
- Fully ducted premium Acton Air Conditioning
- Fisher Pikel Appliances inc: 900mm oven, rangehood and stovetop, built in dishwasher, built in microwave with trim kit
- Bulkhead to kitchen cabinetry, with cabinetry above fridge space
- Your choice of ceramic coated floor tiles or timber laminate to kitchen, dining, family room and entry
- Premium carpet range to balance of home
- Fully tiled alfresco and portico with roof over
- Downlights to ground floor main living areas
- Free standing bath, floating vanities and niches to shower recesses
- Fixed price 7 STAR BASIX fully included for maximum energy efficiency and comfort
- Paved driveway + path to entry
- NBN connection and Hills Home Hub, remote controlled garage door, alarm system
- Exterior light points, doorbell and intercom
- Fixed Site Costs and Connections To Services
- All developer and council requirements included
- Insect screens to openable windows



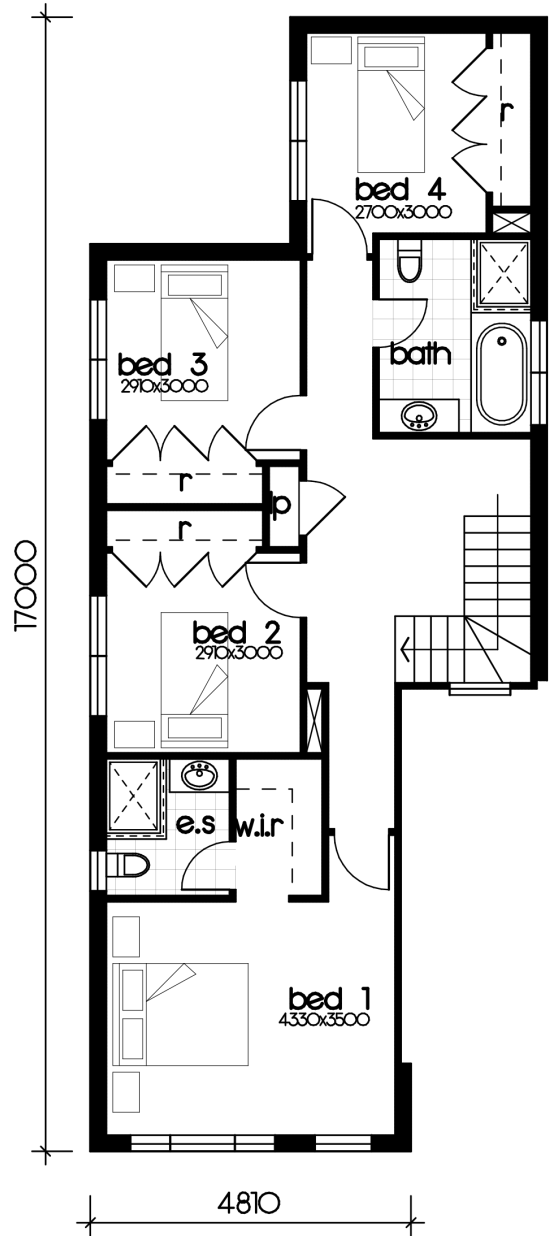
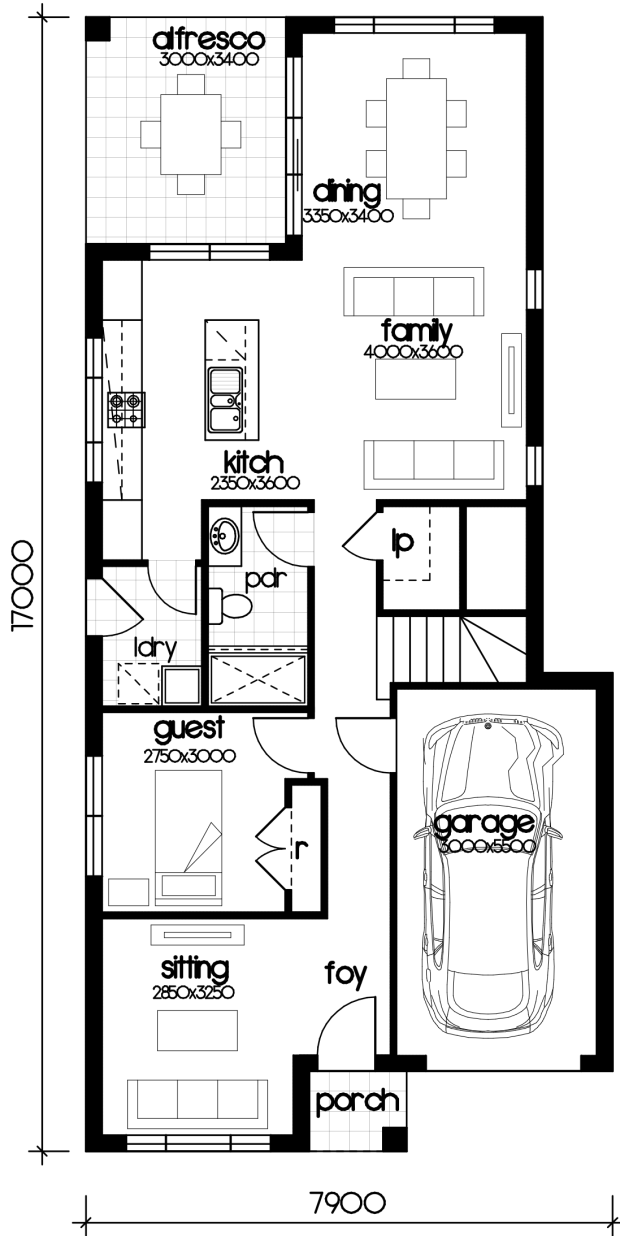
### PROPOSED ROAD SITE PLAN

(A) EASEMENT FOR ACCESS & MAINTENANCE 0.9' WIDE  
(B) EASEMENT TO DRAIN WATER 1.5' WIDE

# Lot 165



<b>Land Size</b>	<b>300m<sup>2</sup></b>		
Ground Floor	89.5m <sup>2</sup>	Garage	18.8m <sup>2</sup>
First Floor	91.3m <sup>2</sup>	Alfresco	10.2m <sup>2</sup>
Porch	1.8m <sup>2</sup>	Total	211.6m <sup>2</sup>



GROUND FLOOR PLAN

FIRST FLOOR PLAN

CAPELLA 23 (GUEST SUITE) - TRADITIONAL FACADE - RH

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For Enquiries, contact Rian Gampe on 0455 424 885  
 Or visit us at one of our display home locations or online at [lilyhomes.com.au](http://lilyhomes.com.au)  
 \*All prices are GST inclusive. \*All access packages are subject to final survey, contours, developer and council approval.  
 Preliminary house siting is subject to final levels and may require variation to suit. \*Lily Homes reserves the right to change pricing and inclusions without notification.