

\*FINAL PRODUCT MAY BE SLIGHTLY DIFFERENCE BASE ON THE FLOOR PLAN DESIGN



## TURNKEY INCLUSIONS

- > 2590mm Ceiling Height through out
- > Bricks infill to all windows and sliding doors
- > LED downlight throughout
- > 20mm Stone Benchtops to Kitchen, ENS and Laundry vanity
- > 900mm Tisira Cooktop and Rangehood Upgrade
- > Laminate Wall Panels to the back of the Rangehood
- > Designer range Tapware Upgrade
- > Undermount basin to all bathroom, Ensuite and powder room
- > Back-to-wall designer Toilet Upgrade
- > Freestanding bath Upgrade
- > Laminate timber flooring Upgrade
- > Flyscreens to all Openable Windows and Flyscreens doors to all Sliding Doors
- > Holland Blinds to all Windows and Sliding Doors
- > Alarm Security System and Smoke Detectors
- > 5 star Gas ducted heating
- > Evaporative Cooling to house
- > Colour though Paving Driveway
- > Front and Rear Landscaping with letter box
- > Full Shared Fencing with Wing Fence and Side Gate

Lot 1321 Grand Central

Titled

Land Size 263m<sup>2</sup>

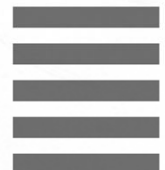
Land Price \$312,500

Turnkey Price \$317,150

Package Total \$629,650



- > FIXED SITE COST
- > 3 MONTH MAINTENANCE
- > 10 YEAR STRUCTURAL GUARANTEE



# ADRIANA 15

House Area

139.41m<sup>2</sup>

15.00sq

House Size

(Width x Depth)

10.50 X 14.86

Min. Lot Size

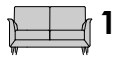
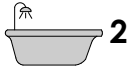
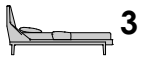
Width

Depth

10.50+

21.00m+

(Including  
3m Easement)



## Ground Floor

### B.A FLOOR AREAS

1. HOUSE - GOTHAM	108.96
2. GARAGE - GOTHAM	23.30
3. PORCH - GOTHAM	7.15
	<b>139.41 m<sup>2</sup></b>

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