

# HOME AND LAND PACKAGE



Built on land at Kilburn  
Lot 514 Livingstone Ave.

House and Land from  
**\$ 419,750.00 .**

## ENVOY

### Features include.

- .. *Northgate Display* building schedule.
- ◆ Rendered front elevation.
- ◆ Colorbond roof .
- ◆ Feature bay window to Bedroom 1.
- ◆ 2400 mm ceiling height throughout.
- ◆ Formal Lounge room to front.
- ◆ 3 large Bedrooms.
- ◆ Master with Bathroom Ensuite and WIR.
- ◆ Electric fan forced underbench oven and gas cooktop plus dishwasher.
- ◆ Linen cupboard to passage
- ◆ Insulation to external walls and ceilings.
- ◆ Solar Hot water service.
- ◆ 1100 l Rain water tank to 1 toilet.
- ◆ Double garage with roller doors.
- ◆ Secure access from garage to house
- ◆ Evaporative cooling.
- ◆ Concrete driveway allowance \$ 2,000.
- ◆ Concrete perimeter path allowance. \$ 3,500
- ◆ Stormwater to kerb allowance, allow \$ 2,500.
- ◆ Additional site cost allowance, \$8,000

### Kilburn Encumbrances — not included in price.

- ◆ Front landscaping allowance \$ 5,000.
- ◆ Front tube fence allowance \$ 5,500.

### Options — not included in price.

- ◆ Floor coverings \$ 8,000
- ◆ Rear landscaping \$ 4,000

"Allowance" pricing may vary once Engineering has been completed



for further details please contact:

**DAVID BIGG - 0412 0999 66**

GBLG8104, E&OE Sunday, October 05, 2008 Prices subject to change with out notice.