

# HOME AND LAND PACKAGE

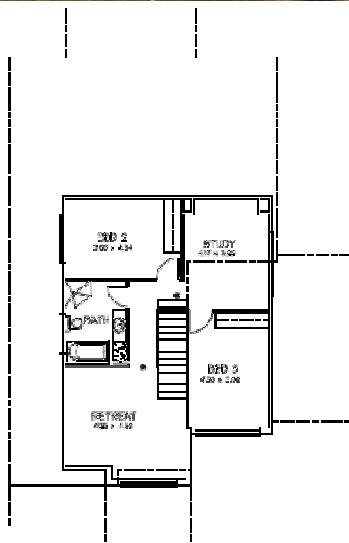
STCLAIR



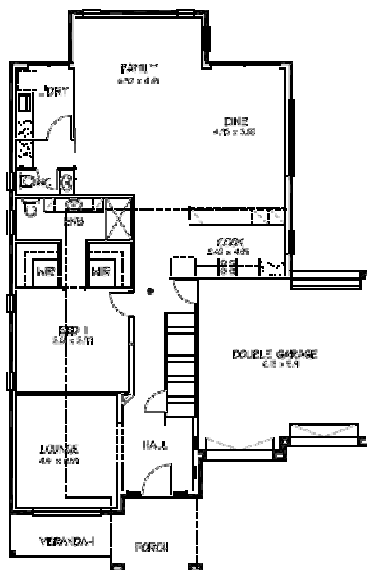
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### Features include.

- .. *Northgate Display* building schedule.
- .. 5 star energy rating compliance.
- ◆ Rendered and stone to front elevation.
- ◆ Colorbond or tiled roof .
- ◆ Feature Portico and Verandah to front elevation.
- ◆ Balcony option available from Retreat.
- ◆ 2700/2400 mm ceiling heights.
- ◆ Formal Lounge room to front.
- ◆ 3 large Bedrooms and Study.
- ◆ Master with Bathroom Ensuite and WIR.
- ◆ Caesar stone bench top to Kitchen.
- ◆ Electric fan forced underbench oven and gas cooktop plus dishwasher.
- ◆ Linen cupboard to passage
- ◆ Insulation to external walls and ceilings.
- ◆ 1100 l rainwater tank plumbed to 1 toilet1.
- ◆ Double garage with auto panel doors.
- ◆ Secure access from garage to house
- ◆ Ducted reverse cycle air-conditioning. \$ 12,500\*
- ◆ Stormwater to kerb allowance, allow \$ 2,500.\*
- ◆ Additional site cost allowance, \$10,000 \*



UPPER LEVEL



LOWER LEVEL

### Options — not included in price.

- ◆ Floor coverings \$ 12,000
  - ◆ Concrete pavers to driveway allowance \$ 3,500.
  - ◆ Concrete pavers to perimeter path allowance. \$ 5,000
- \*"Allowance" pricing may vary once Engineering and Estimating has been completed

Built on land at St Clair to the value of \$ 300,000

House and Land from

**\$ 625,550.00 .**



for further details please contact:

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GBLG8104, E&OE Wednesday, October 22, 2008 Prices subject to change with out notice. \*Allowances subject to engineers and energy rating reports