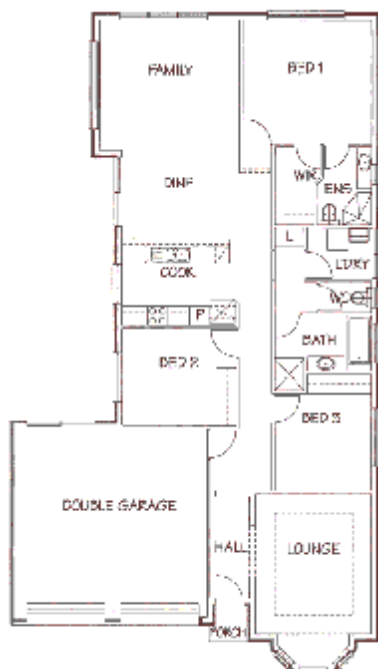


# HOME AND LAND PACKAGE



Built on land at **Prospect**  
**Lot 506 Livingstone Ave.**

**House and Land from**

**\$ 385,950.00 .**

## ST GEORGE

### Features include.

- .. **Sovereign** 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 with robe to Bed 3.
- ◆ Master with Bathroom Ensuite and WIR.
- ◆ Gourmet timber Kitchen looks over large Family/Meals area.
- ◆ Electric fan forced underbench oven and gas cooktop plus dishwasher.
- ◆ Linen cupboard to passage
- ◆ Insulation to external walls and ceilings.
- ◆ Double garage with roller doors.
- ◆ Secure access from garage to house
- ◆ 28 mps wind zone allowance.
- ◆ Additional site cost allowance \$10,000

### Kilburn Encumbrances — included in price.

- ◆ Front landscaping allowance \$ 5,000.
- ◆ Front picket fence allowance \$ 3,000.
- ◆ Paved driveway and front path \$ 2,700.
- ◆ Stormwater to kerb allowance \$ 5,000.

### Options — By Owner not included in price.

- ◆ Floor coverings
- ◆ Air-conditioning
- ◆ Side and rear perimeter paths
- ◆ Rear landscaping

"Allowance" pricing may vary once Engineering has been completed



for further details please contact:

**DAVID BIGG - 0412 0999 66**

GBLG8104, E&OE Monday, October 19, 2009 Prices subject to change with out notice.