

## FIXED PRICE HOUSE & LAND

### Orchard 223

4 2 2 2

Fixed Site Costs Included  
Rock Removal Included  
Council & Developer Requirements Included  
Bushfire Requirements Included

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#### Essential Inclusions Value Pack Included

2590mm High Ceilings throughout  
Laminate Flooring throughout living areas  
Carpet throughout remainder of the home  
Flyscreens to all openable windows  
Window locks to all openable windows  
External door lock to all sliding doors  
Remote Control to Garage  
Corinthian PMAD 101 Feature Entry Door  
Gainsborough Trilock Feature Entry Door Handle  
20mm Stone Benchtops throughout Kitchen  
900mm Omega S/Steel Freestanding Oven/Cooktop  
900mm Omega S/Steel Canopy Rangehood  
Designer Upgrade Double Bowl Kitchen Sink  
Designer Upgrade Chrome Lever Kitchen Sink Mixer Kitchen  
Overhead Cupboards with Plaster bulkhead  
Double Vanity with additional basin to Ensuite  
900 x 1200mm Polymarble Shower base to Ensuite  
Designer Shower Rail/Rose & Mixer to Ensuite.  
Semi-Frameless Shower screens with pivot doors  
Privacy locks to all Bathrooms, WC & Powder Room  
Toilet Roll Holders throughout  
Towel Rails throughout  
Towel Rings throughout

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#### Tum Key Inclusions Value Pack Included

Colour Concrete Driveway (up to 30m2)  
Block out Blinds to all Openable Windows  
Wall Mounted Clothes Line  
Pillar Letter Box



THE GROVE



Lot 6134 Zippy Circuit  
Land Size: 400m2



The information contained in this flyer is to be used as a guide only. The flyer was completed prior to engineering and construction of the particular home therefore design, engineering, dimensions, fittings and specifications are subject to change and will be specified in the final purchase and/or construction contract. This flyer does not constitute part of an offer or contract. Prospective purchasers should rely on their own enquiries, legal advice and the contract of sale. Please contact our office if you have any questions regarding the property.

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