

## FIXED PRICE HOUSE & LAND

### Clarence 196



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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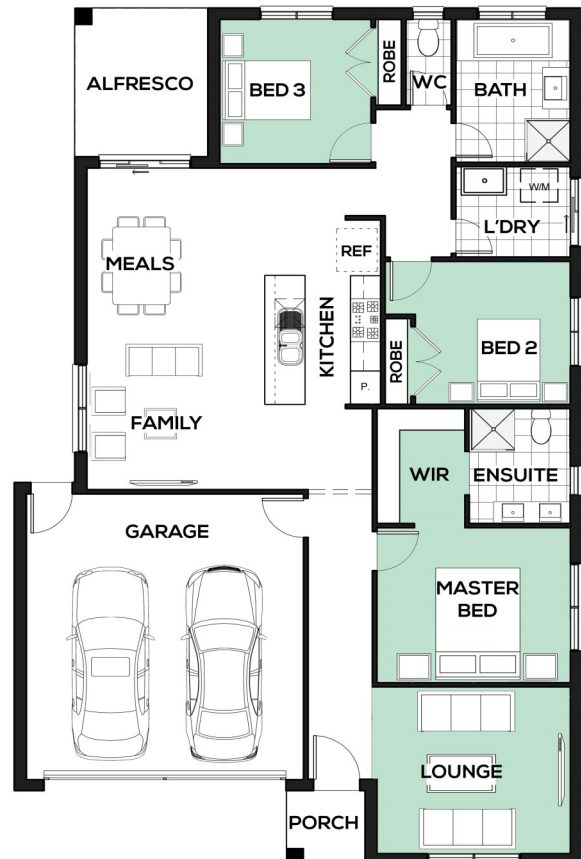
#### Turn Key Inclusions Value Pack Included

Colour Concrete Driveway (up to 30m<sup>2</sup>)  
 Block out Blinds to all Openable Windows  
 Wall Mounted Clothes Line  
 Pillar Letter Box



**RIVERWALK**  
 WERRIBEE

Lot 2938 Yearling Promenade  
 Land Size: 313m<sup>2</sup>



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.