

# HOME & LAND PACKAGE

Lot 802 Recognition Avenue, Tarneit - Marigold Estate



*Turnkey and easy*



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## Margate 14

Kent Facade



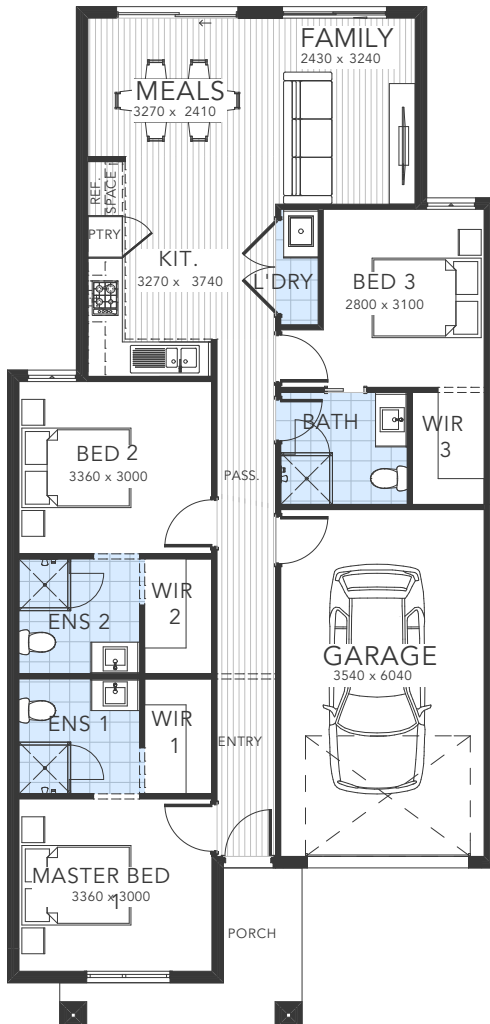
# \$605,310

**WIDTH: 8.5m**

**LENGTH: 23m**

**LAND SIZE: 247m<sup>2</sup>**

**HOUSE SIZE: 14SQ**



### PACKAGE INCLUSIONS - FIXED SITE COSTS

- 2590mm Ceiling Height
- 20mm Stone Bench tops to Kitchen
- 20mm Stone Bench tops to Bathroom, Ensuite & Laundry
- 600mm In-Built Oven, Cooktop & Canopy Range hood
- Dishwasher – Stainless Steel
- Timber Laminate Flooring to Living, Entry & Passageways
- Carpets to all Bedrooms
- LED Down lights to all internal rooms & porch
- Ducted Heating to all rooms
- Three Coat Paint System
- Fibre Optic Ready - NBN network or equivalent (estate specific)
- 6- Star Energy Compliant
- All Developer Guidelines including eaves, water tank & recycled water (where required)
- BAL 12.5 Bush fire Compliant (where applicable)
- Corner Treatment (where required)
- 4 x Independent Building Inspections
- Fixed Site Costs for all known costs including P-Class Slab and Rock Extraction & Removal (up to 5 cubic metres)

### INCLUDED TURNKEY UPGRADES

- Split System Air Conditioner to Living room
- Blinds & Flyscreens to ALL Windows
- Concrete Driveway & Porch (Colour Through)
- Front, Side & Rear Landscaping
- Full Fencing
- Clothesline & Letterbox
- TV Antenna

**LAND CONTRACT: \$290,000**

**BUILD CONTRACT: \$315,310**

**LAND TITLE DATE: TITLED**

*Subject to land availability.*

The Builder reserves the rights to amend specifications and pricing without notice. All drawings & facades are indicative conceptions and are not intended to be a replicated depiction of the design. Fencing, Paths, Driveways & Landscape are not to scale. All dimensions are approximate. All working architectural drawings will take precedence over Brochure\*.