

House and Land Package \$786,700

Bedroom 4 | Bathroom 2 | Garage 2



Lot 104 Candlebark Road, Drouin
House Design: Bella 229

House Size: 285.7m²
Land Size: 1,042m²



Bella

27.9 – 30.8 squares Including Double Garage and Alfresco
4 Bedrooms + Study (Design Specific) with 2 Bathrooms

INCLUSIONS:

- Stainless Steel 900mm Underbench Oven
- Stainless Steel 900mm Gas Hotplates
- Stainless Steel 900mm Sliding Rangehood
- Ducted Heating to 9 (10 for 30.8sq) Points
- Instantaneous Hot-Water Unit
- Grey-Water connection to Toilets & Laundry where available
- Dishwasher & Microwave Space
- Melamine Kitchen and Vanities
- 20mm Stone Benchtops
- Custom Made Breakfast Bar
- Overhead Cupboards
- 2 Sets of 3 Pot Draws to Kitchen
- Walk in Pantry with Melamine shelving
- Square Mixer taps throughout
- White Bathroom and Ensuite products
- 1200 x 900 Tiled Shower to Ensuite
- 900 x 900 Tiled Shower to Bathroom
- Modern Square Vanity Basins
- Double Vanity to Ensuite with a set of Draws
- Mirrors in Bathroom and Ensuite
- Clear and Pivot Shower screens
- Exhaust fans to Bathroom and Ensuite
- Laundry Bench with Insert Trough
- Double Walk in Robes to Master Bedroom
- Robes to Balance of Bedrooms
- Spacious Linen & Broom cupboard
- Corinthian Front Door PMAD 104 920mm Clear Glass
- MOTP 3D Internal doors
- Chrome Door Furniture
- Painted Skirts and Architrave
- 10 x LED Downlights Included, Bayonet socket fittings to each room (globes not supplied)
- Alfresco with plain concrete flooring
- Laminate Flooring to Entry, Hallways, Kitchen, Family & Meals
- Floor tiles to Wet Areas
- Carpet from Builders Range
- Render to Garage Front
- Raised Portico with Render
- Eaves to Front
- Mock Casement Windows to Front
- Locking aluminum windows throughout
- Tiled Roof
- Colorbond Fascia and gutter
- All Plans, Specifications & Soil Report
- Engineer Class M Slab, engineered edge beams at 200mm
- Fall Allowance 300mm
- Gas and Electrical underground works only
- Sewer up to 45 meters
- Storm water up to 60 meters
- Concrete pump and temporary fencing as required
- Circuit Breaker and Smoke Detector
- Garden Taps Front and Rear
- Termite Protection
- Solid Pine Frame
- Insulation as per 7 star energy rating report
- 3.5kw Solar Power
- Ten Year Structural Guarantee
- Double garage with automated Panel Lift Door
- 2.7m High Ceilings Included

BATT PACK INCLUDED
TICKLED-PINK PACK INCLUDED
KNOCKOUT PACK INCLUDED

*Excludes Bushfire Protection Upgrade

