

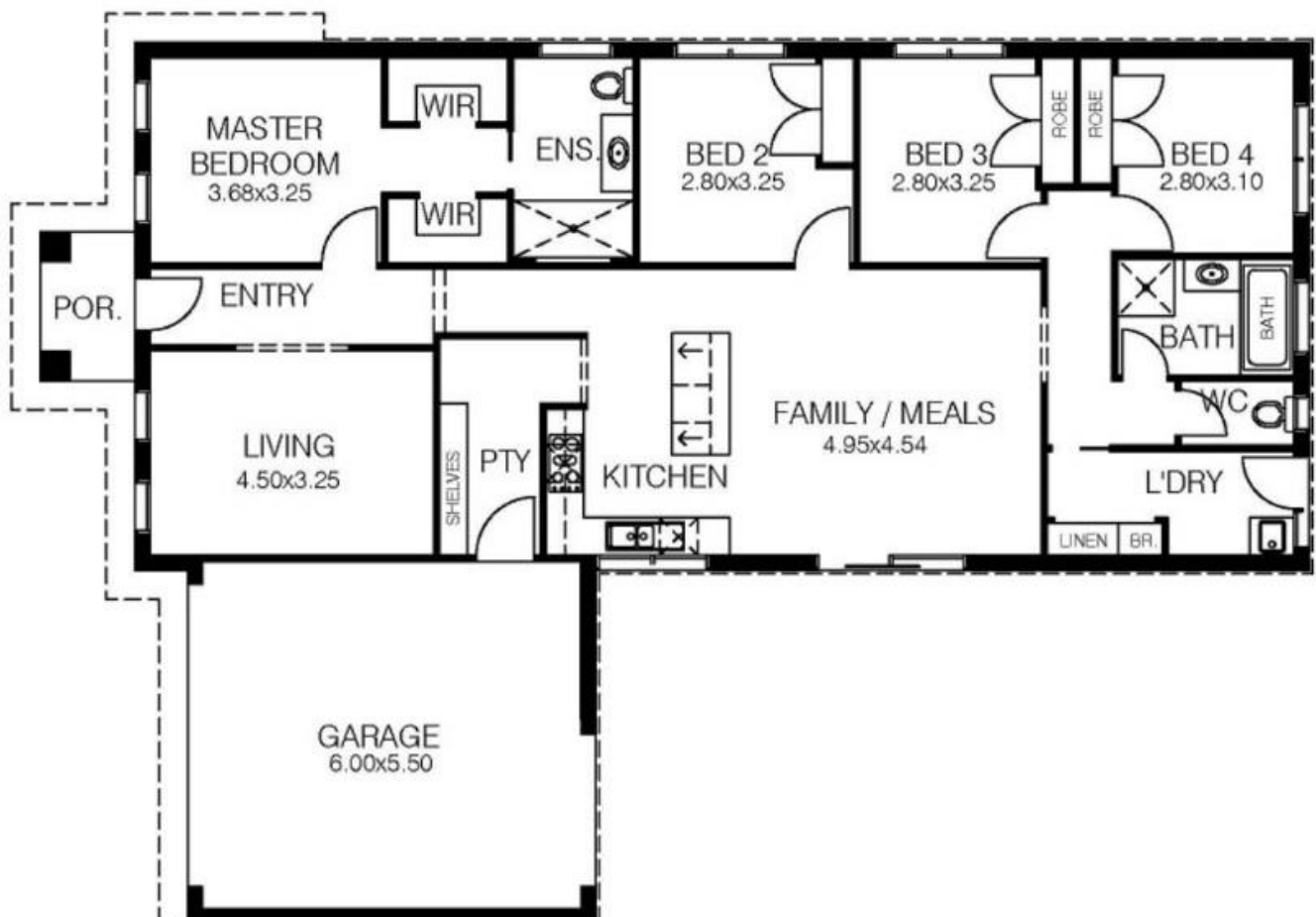
House and Land Package \$630,350

Bedroom 4 | Bathroom 2 | Garage 2



Lot 117 Tenella Way, Drouin
House Design: Colombo 155

House Size: 195.4m²
Land Size: 505m²



Colombo

Including Double Garage with Panel Lift Door
4 Bedrooms, 2 Bathrooms

INCLUSIONS:

- Stainless Steel 900mm Underbench Oven
- Stainless Steel 900mm Gas Hotplates
- 900mm Curved Glass Canopy Rangehood
- Ducted Heating to 7 Points, 8 if Floor plan has a Theatre Room
- Instantaneous Hot-Water Unit
- Grey-Water connection to Toilet & Laundry where available
- Dishwasher & Microwave Space
- Melamine Kitchen and Vanities
- 20mm Stone Benchtops
- Custom Made Breakfast Bar
- Overhead Cupboards
- 1 Set of 3 Pot Draws to Kitchen Island bench
- Walk in Pantry with Melamine Shelving
- Square Mixer taps Throughout
- White Bathroom and Ensuite products
- 1900 x 900 Tiled Showerbase to Ensuite with 2 x handheld shower rails
- 900 x 900 Tiled Showerbase to Bathroom
- Niche to Bathroom & Ensuite showers
- Modern Square Vanity Basins
- Mirrors in Bathroom and Ensuite
- Clear and Pivot Shower screens
- Exhaust fans to Bathroom and Ensuite
- Double Walk in Robes to Master Bedroom
- Built in Robe to Bedroom 2
- WIR Robes to Bedrooms 3 & 4
- Spacious Linen/Broom cupboard
- Corinthian AWO 5VG Stained 920mm Front Door
- MOTP 3D Internal doors
- Chrome Door Furniture
- Painted Skirts and Architrave
- 10 x LED Downlights Included, Bayonet socket
- Batten lights to balance of home (globes not supplied)
- Floor Tiles to Wet Areas
- Laminate flooring to Entry, Hallways, Kitchen, Pantry, Meals & Family
- Carpet from Builders Range
- Locking aluminum windows throughout
- Tiled Roof
- Colorbond Fascia and gutter
- Render to Piers & Garage Front
- Alfresco with concrete flooring (Design Specific)
- 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
- Three Month Defect Period
- Ten Year Structural Guarantee
- Double garage with automated front Panel Door with rear roller door

BATT PACK INCLUDED

TICKLED-PINK PACK INCLUDED

KNOCKOUT PACK INCLUDED

NOT INCLUDED

**Display Home Lighting, Downlights, Landscaping,
Driveway, Alarm, Cooling, Security Doors, Display
Furniture and Office Fittings**

***Excludes Bushfire Protection Upgrade**

