

House & Land Turnkey



\$698,548

Stapleton – 28.56 squ
Lot 60 - 583 m²



- ✓ Guaranteed Fixed Site Costs including Rock Removal
- ✓ Council & Developer Requirements
- ✓ NCC Liveable Housing & Whole of Home requirements
- ✓ 7 Star thermal energy efficient & Solar PV System
- ✓ Brick finish to entire home. Brick infills over windows & garage
- ✓ Double-glazed awning windows and sliding doors
- ✓ Cat 3 Facades
- ✓ Laminated timbergrain flooring to main areas & Cat 2 carpet to bedrooms
- ✓ LED Downlights throughout
- ✓ 20mm stone to Kitchen and all vanities
- ✓ 900mm Stainless steel Kitchen appliances and dishwasher
- ✓ 2590mm ceilings
- ✓ Overhead cabinetry in Kitchen with bulkhead
- ✓ Flyscreens
- ✓ Tiled shower bases
- ✓ Bushfire Attack Level 12.5 (if required) & Infrastructure levy
- ✓ Block out roller blinds throughout including 2 standard sliding doors
- ✓ Evaporative Cooling & Gas Heating throughout

Landscaping

- ✓ Driveway
- ✓ External Paving: Concrete Perimeter/Path around home.
- ✓ **Front Landscaping Area:** 50mm deep pebbles to either side of driveway, 50mm deep pine mulch to garden bed, jarrah edging, drip irrigation system to garden beds, 1 No. Tree (Max. mature growth height of 2m), 20 No. Plants - Shrubs
- ✓ **Rear Landscaping Area:** Up to 40m² Instant turf with 50mm deep top soil, 50mm deep mulched garden beds, jarrah edging, 6 No. 300mm x 300mm Concrete Pavers, 10 No. Plants - Shrubs (200mm Pot), with drip irrigation system
- ✓ **Fencing:** Provide full share 1800mm high fencing to sides and rear boundaries Fencing Type: Timber Paling or Colorbond (estate compliant). Includes wing fence and gate where applicable.



Ben Jeffery

0402 610 331
ben@harrlex.com.au
BuildwithBen



Lakeside
COLAC