



House & Land Package

Lot 26 Downey Close, Pt Augusta

HARRIS

RLA226409



House & Land Pricing from \$530,984

Inclusions:

Facade & Framing

- BGC Stratum Contour 170mm cladding to the front
- Smooth cladding to remainder
- 2700mm high ceilings
- Timber MGP10 wall & roof frames
- Colorbond corrugated iron roof sheets, gutters & fascias
- Dowell powdercoated aluminium sliding windows
- Colonial bars to front windows
- B&D Automatic Panel Lift garage door

Insulation (subject to energy assessment)

- R6.0 ceiling insulation
- R2.0 internal & external insulation

Footings (subject to engineering)

- 300mm x 400mm external & internal beams, 20MPA concrete, trench mesh, 'S' type soil, F72 mesh

Plumbing & Stormwater

- Rheem 26L instantaneous gas hot water unit
- 5000L rainwater tank & pump
- Roof & ground surface stormwater connections

Concrete

- 900mm wide perimeter paths
- Concrete driveway, alfresco & porch

Joinery/Finishes

- Primed pine 66mm skirtings & architraves
- Soft-close laminate cabinetry throughout
- Walk-in robe with single shelf & hanging rail

Painting

- Three coat internal paint application

Bathroom & Sanitaryware

- Laminate vanity unit with Oliveri basin & tapware
- Oliveri chrome tapware & accessories
- 1510mm acrylic bath
- Framed showerscreen

Kitchen

- 900mm high laminate cabinetry
- Euro 60cm oven, electric cooktop & Rangehood
- 1 & 3/4 bowl sink with gooseneck mixer tap

Laundry

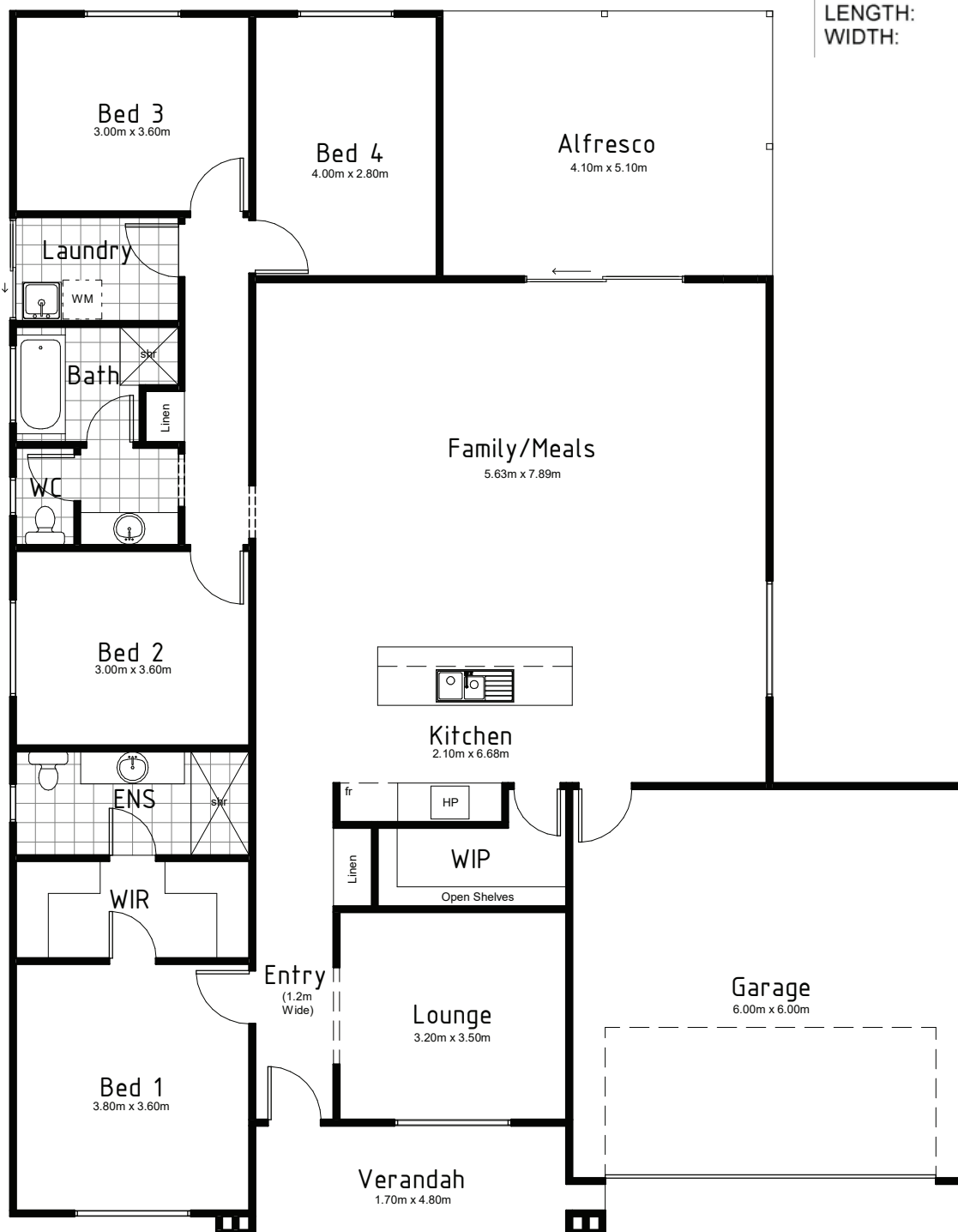
- 45L laundry tub & galvanised steel cabinet

Floor Coverings

- Vinyl sheet flooring to living areas
- Carpet to all bedrooms
- Tiles to all wet areas

Air-conditioning

- 16kw reverse cycle ducted air-conditioner



AREA:	
LIVING	170.66
GARAGE	37.44
ALFRESCO	20.87
VERANDAH	8.64
TOTAL:	237.61m ²
LENGTH:	18.89m
WIDTH:	14.76m

Images are for illustrative purposes only

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