



## House & Land Package

345C Caroon Road, Port Augusta West



### House & Land Pricing from \$468,354

#### Inclusions:

##### Facade & Framing

- Smooth cladding with sisalation
- 2700mm high ceilings
- Timber MGP10 wall & roof frames
- Colorbond corrugated iron roof sheets, gutters & fascias
- Dowell powdercoated aluminium sliding 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

- Rheem 26L instantaneous gas hot water unit
- 2x external taps

##### Concrete

- Concrete to front porch

##### Joinery/Finishes

- Primed pine 66mm skirtings & architraves
- Soft-close laminate cabinetry throughout
- Walk-in robe with single shelf & hanging rail
- 2400mm high broom & linen cupboards

##### 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

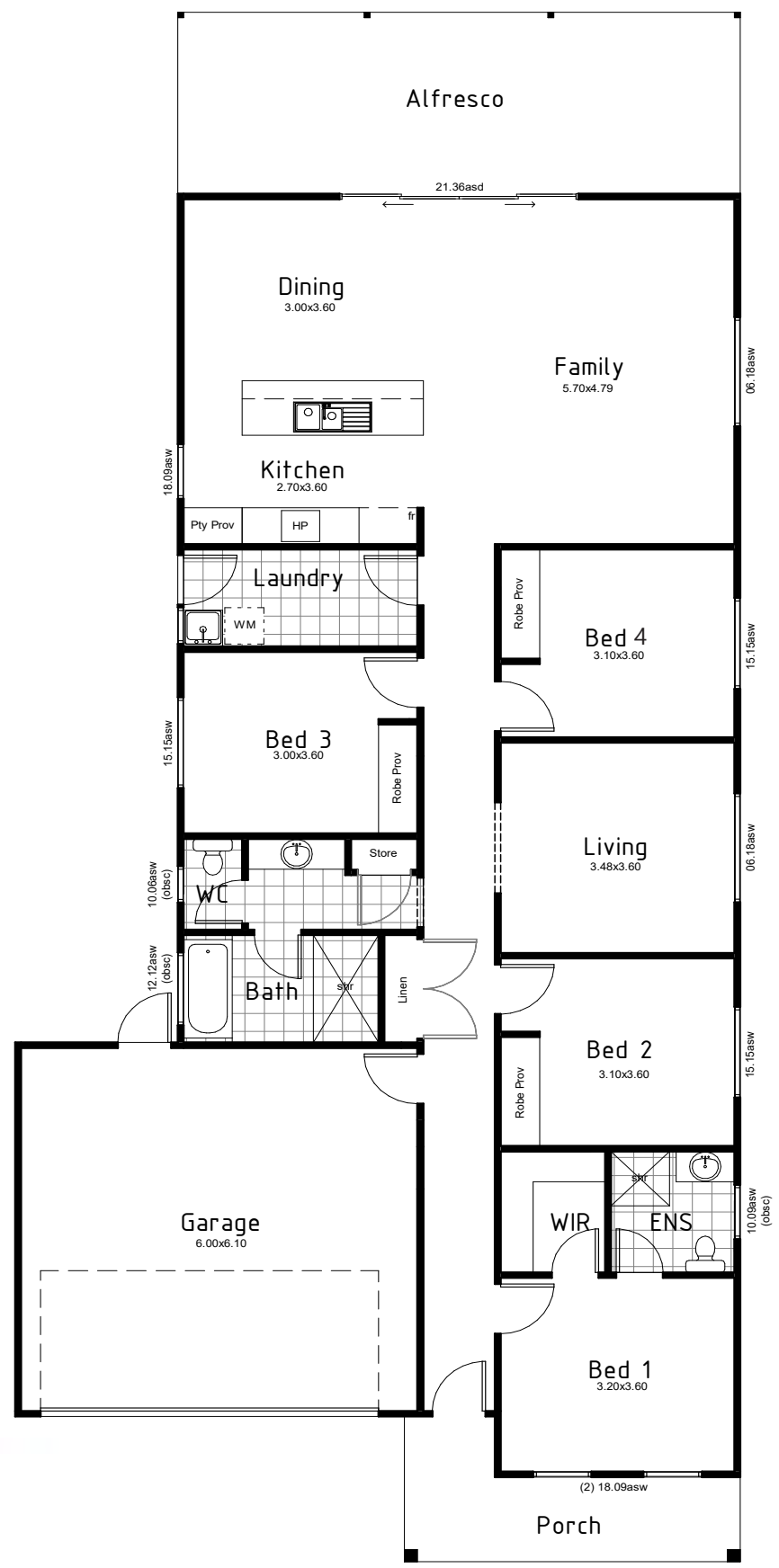
##### Laundry

- 45L laundry tub & galvanised steel cabinet

##### Wastewater

- \$9000 PS Sum for wastewater - subject to engineering

AREA:	
LIVING:	156.28
GARAGE:	37.92
ALFRESCO:	25.98
PORCH:	8.63
TOTAL:	228.81m <sup>2</sup>



Images are for illustrative purposes only

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