



House & Land Package

Lot 13 Annie Watt Drive, Wallaroo

HARRIS

RLA226409



House & Land Pricing from \$507,712

Turn-key Price: \$549,029

Inclusions:

Facade & Framing

- Maxiwall AAC painted render 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
- 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 alfresco & front 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 showerscreens

Kitchen

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

Walk-in Pantry

- 900mm high laminate cabinetry
- Adjustable shelves

Laundry

- 45L laundry tub & galvanised steel cabinet

Air-conditioning

- 16kw reverse cycle ducted air-conditioner

AREA:

LIVING:	165.50
GARAGE:	35.64
ALFRESCO:	20.33
PORCH:	2.25

TOTAL: 223.72m²



Images are for illustrative purposes only

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