



## House & Land Package

Lot 14 Annie Watt Drive, Wallaroo

HARRIS

RLA226409



## House & Land Pricing from \$443,323

Turn-Key Price: \$478,102

### Inclusions:

#### Facade & Framing

- Smooth cladding
- 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
- Framed showerscreens

#### Kitchen

- 900mm high laminate cabinetry
- Euro 60cm oven, electric cooktop & Rangehood
- 1 & 3/4 bowl sink with gooseneck mixer tap
- 2400mm high overhead cupboards
- 2400mm high pantry

#### Laundry

- 45L laundry tub & galvanised steel cabinet

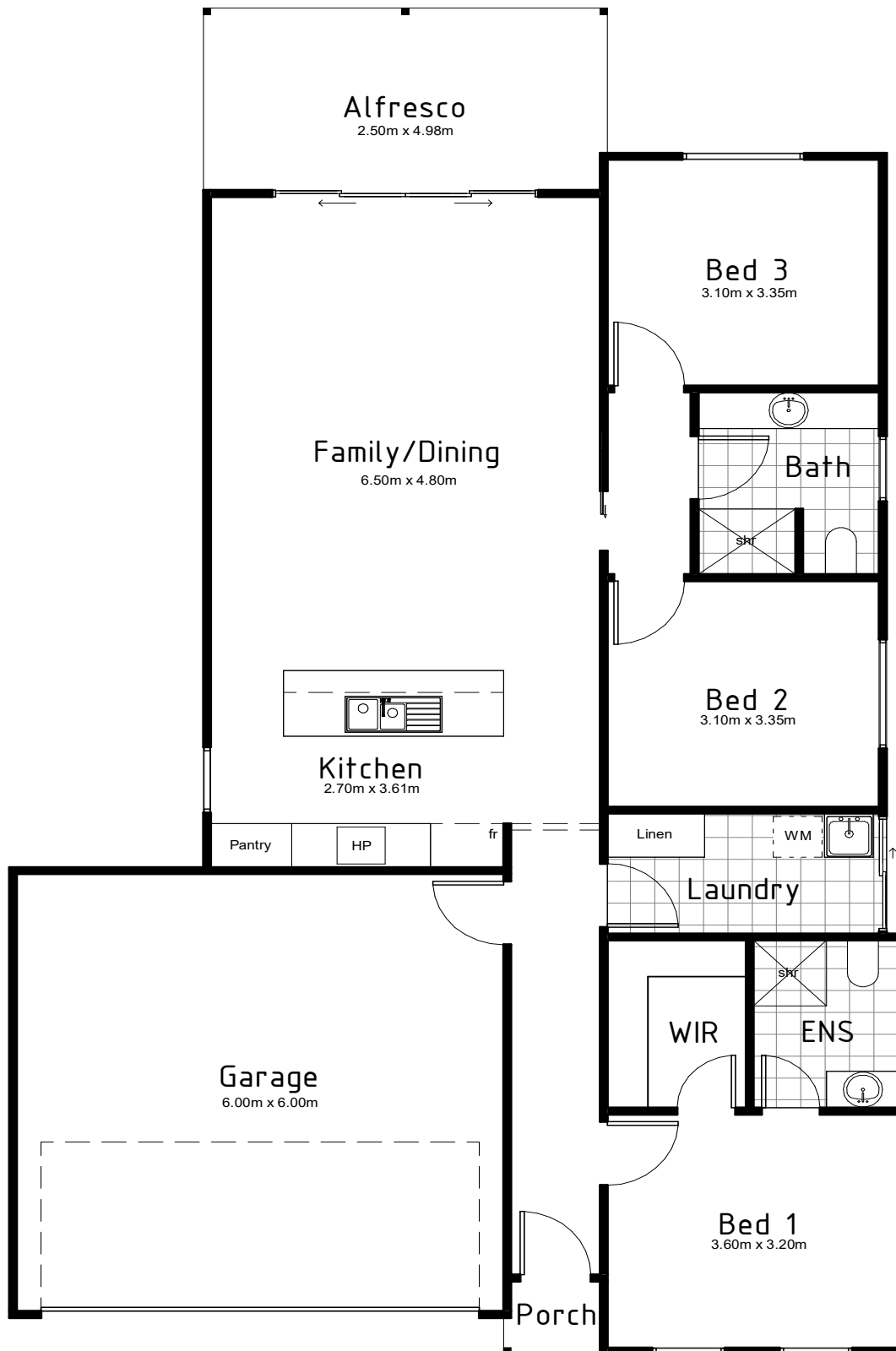
#### Air-conditioning

- 10kw reverse cycle ducted air-conditioner

AREA:

LIVING: 112.14  
GARAGE: 37.35  
ALFRESCO: 12.40  
PORCH: 1.15

TOTAL: 163.04m<sup>2</sup>



Images are for illustrative purposes only

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