

VERVE 18



HOUSE PRICE \$239,100
LAND PRICE \$401,000
HOUSE & LAND PACKAGE \$640,100
Lot size 340m² (10.015m x 34m)

Lot 11
56 Byron Road,
LEPPINGTON

Verve features four bedrooms, including a master suite with walk-in-robos and ensuite, and an integrated kitchen, family and dining room that flows through to a spacious alfresco area.

4 **2** **1**
bed bath car

18.48 SQ

Evoque Inclusions:

- Urban facade
- Fixed Site Costs
- Coloured Concrete Driveway & Path
- Carpet to Bedrooms & Tiles to living areas
- 60cm Westinghouse Appliances
- Mirrored Sliding Robes
- Downlight Package to Kitchen/Living Area
- Overhead Cabinetry to Kitchen
- 3 Coat Paint System
- Sectional Garage Door including Remote
- Colorbond Roof including Anticon Blanket
- Engineered Steel Frames & Trusses

Suits standard lot 10.0m × 30.0m

Living	141.23 m ²
Garage	18.91 m ²
Porch	1.69 m ²
Alfresco	9.87 m ²
Total	171.7 m ²
Overall Width	8.1m
Overall Length	21.5 m

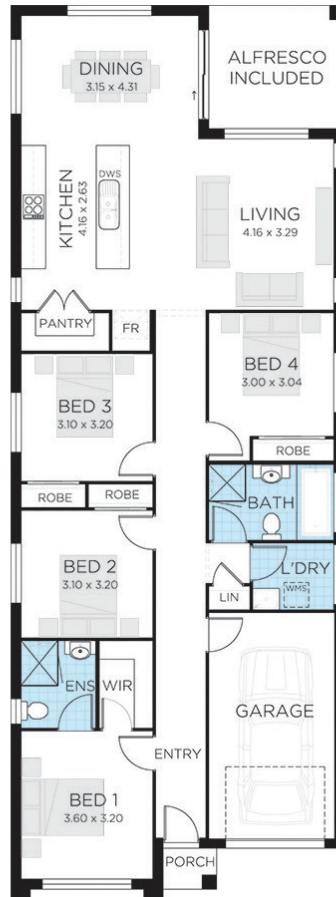
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BUILD
SMART

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Disclaimer: Site costs are fixed for all lots with up to 1m of fall across the site and soil classification for 'M' class slabs and does not cover costs incurred if rock is found on any lots. Thrive Homes House and Land Packages are subject to availability, developers design review panel, bushfire requirements & statutory approval. Thrive Homes House & Land Packages will be determined upon tender requests for individual lots and may vary due to site conditions and statutory authority requirements. Whilst every effort is made to provide accurate information images are for illustrative purposes and intended to provide a visual guide only. Packages do not include stamp duty, legal fees or any other costs incurred associated to the purchase. Thrive Homes is responsible for the building contract for the construction of the home only. Customers will be required to enter into a separate contract for the purchase of the land component of the package with the relevant developer. Packages may change as a result of variations to the inclusions or specifications required by the purchaser. Refer to individual contracts for final details and terms and conditions. Thrive Homes reserves the right to withdraw any House and Land Package at any time or if the land or home become unavailable or is sold. Details are correct at time of printing and subject to change without notice or obligation. Printed on: 28/07/2019