

COMPLETE HOME & LAND PACKAGE



All images are artists impressions only. Colours and design profile may vary from actual product. Please check master plan with your sales consultant.

3 BED 2 BATH 2 CAR

LOT 07 **Brennan Way, Edmondson Park**

Land Size: 247.1sqm Home: 20.9squares

- Our Industry Leading Classic Range of Inclusions
- Site Costs and BASIX Costs
- Concrete Driveway & Separate Entry Path
- Stainless Steel Appliances
- Carpet and Tiling
- Fully Ducted Air Conditioning (Split system to Studios)
- Provision Only for Future NBN Connection
- Landscaping and Fencing
- No Hidden Extras
- 6 Months Maintenance Warranty (Twice the Industry Average)

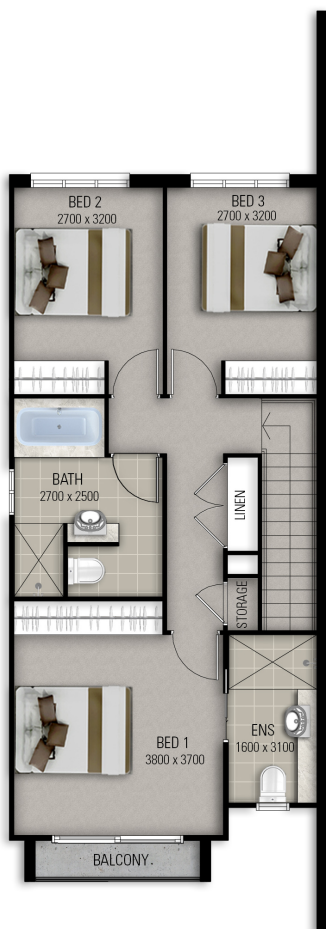
Site address: Croatia Avenue, Edmondson Park



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**GROUND FLOOR



**FIRST FLOOR

STANDARD INCLUSIONS

- H2 Termite Resistant Frames & Trusses
 - Colorbond Custom Orb Roofing as applicable
 - 20mm Caesarstone Benchtops to the Kitchen
 - Kitchen & Vanity Cupboards in Shimmer, Matt or Sheen Finish
 - 600mm Stainless Steel Electric Oven
 - 600mm Stainless Steel Rangehood
 - 600mm Stainless Steel Gas Cooktop
 - Alder "Star 35" Mixer Taps to Main Bathroom and Ensuite as applicable
 - Stegbar "Grange Overlap" Semi-frameless Shower Screens
 - Alder Hand Held Shower Roses
 - Garage Door Opener and Remotes (x2)
 - Light Fittings to all Light Points as applicable
- ...& many more – please check with your sales representative*

LOT 07 DEVELOPMENT DATA

SITE AREA	247.10sqm
GROUND FLOOR	70.00sqm
FIRST FLOOR	68.00sqm
GARAGE	36.00sqm
PATIO	1.50sqm
ALFRESCO	17.00sqm
BALCONY	2.00sqm
TOTAL	194.50sqm

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**Floor plans, dimensions, site positioning and images are indicative only and may contain variances to master plans. Please refer to your sales person for master plans. Photography and illustration in this brochure are provided as a guide only and may show furniture, landscaping and decorative finishes which are not provided by Jandson Homes.

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