



Package Price:
Approx.
\$705,000

Marsden Park, Clydesdale Estate

Land Register: Mar 2021

Lot: 106

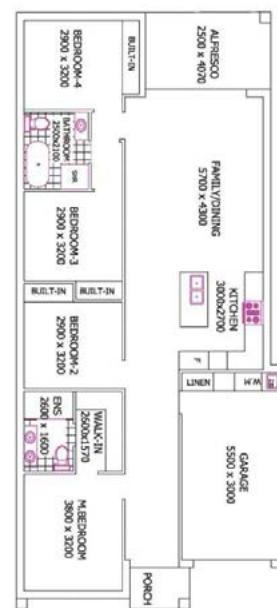
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House: 162m²
Land: 300m²

House Price: \$275,000
Land Price: \$430,000

HASHTAG PORTAL 4 STAR INCLUSIONS:

- Fixed price contract
- 2550mm ground floor ceiling height,
- Premium brickworks & cladding
- Quality tiles in hallway, family, dining
- Carpet in bedrooms
- Monier roof tiles
- 20mm stone benchtop to kitchen with soft close drawers & doors
- Niches to bathroom and ensuite shower
- 600mm stainless steel cooktop, oven and rangehood
- Split air conditioning
- 20 Full LED downlights throughout the home
- Double powerpoints to each room
- Coloured concrete driveway
- Fencing Excluded

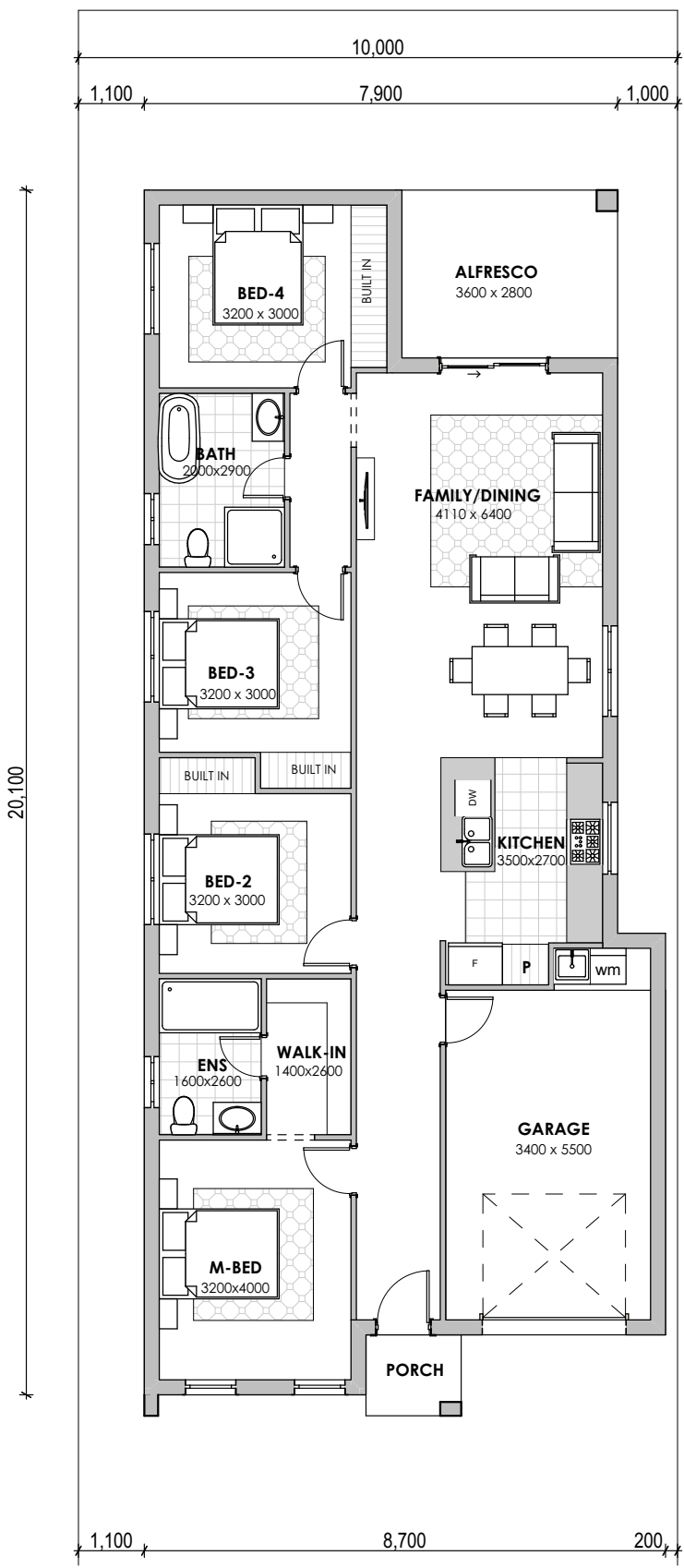


GROUND FLOOR

BONUS

- ▶ Ducted air conditioning
- ▶ 2700mm Ceiling Height
- ▶ Soft landscaping up to 100m²

*Whilst reasonable effort has been made to ensure accuracy, photographs and artist's impressions of surrounding area and the interiors and exteriors are intended as a guide only and subject to change. Styling is indicative only and not provided. Price is correct at time of printing though is subject to change without notice. Total square meters and square size measurement of this house is calculated by measuring from the external side and external walls. Prospective purchasers should make their own enquiries.



AREA CALCULATIONS

	SQM
1 GROUND FLOOR	128.75
2 PORCH	2.15
3 ALFRESCO	10.08
3 GARAGE	21.11
162.09 m²	

CANARY 17