

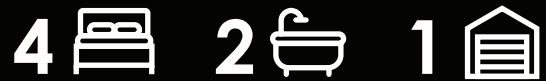


LOT 9

LAND SIZE: 292.6 m²
HOUSE SIZE: 169.8 m²

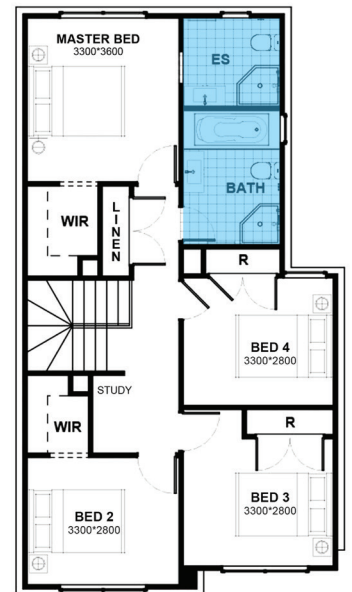
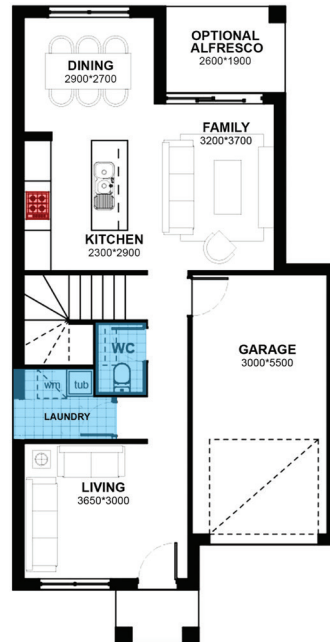
AUSTRAL
GRAND CENTRAL ESTATE

HOUSE PRICE	\$314,000.00
LAND PRICE	\$400,000.00
PACKAGE PRICE	\$714,000.00

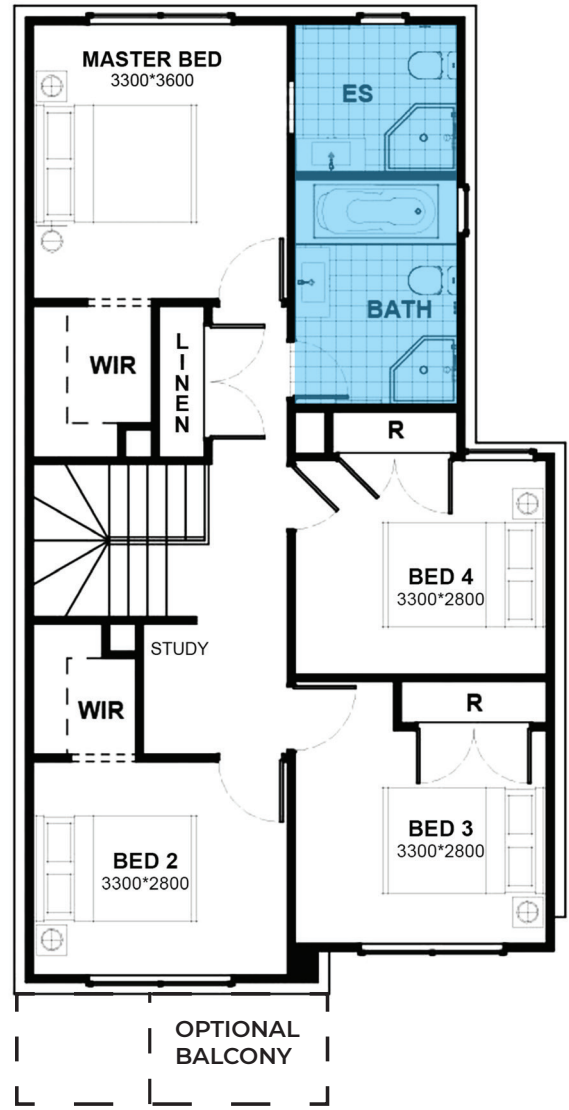
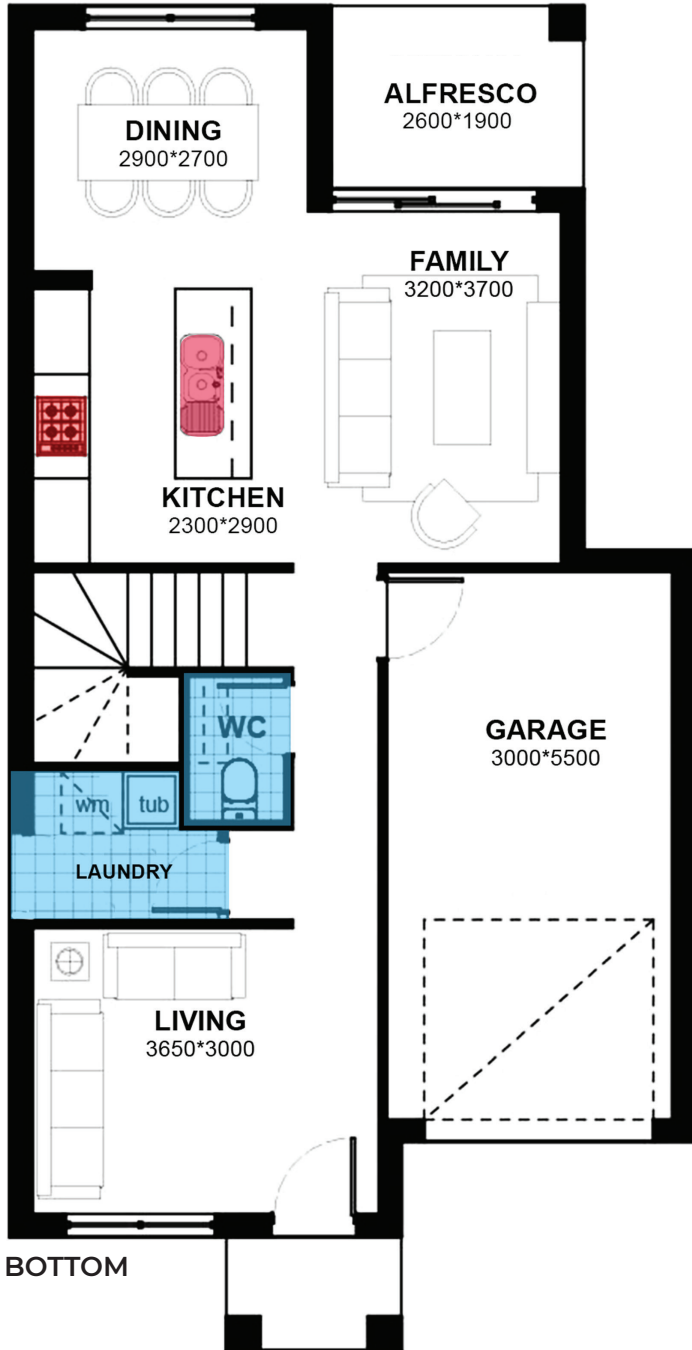


Hashtag Portal 5 Star Inclusions

- ◆ Fixed price contract, fencing excluded
- ◆ 2.7 m ground floor ceiling height
- ◆ 2.6 m first floor ceiling height
- ◆ Premium brickwork and cladding
- ◆ Quality tiles in hallway, family and carpet in bedroom
- ◆ Monier roof tiles
- ◆ 40mm stone benchtop to kitchen with soft close drawers and doors
- ◆ Niches to bathroom and ensuite shower
- ◆ 900mm stainless steel cooktop, oven and range hood
- ◆ 2-Zone ducted air conditioning
- ◆ 40 LED downlights throughout the home
- ◆ Double powerpoints to each room
- ◆ Coloured concrete driveway
- ◆ Subject to Estate guidelines
- ◆ Fencing Excluded



**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 are subject to change. Styling is indicative only and not provided. Price is correct at the 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 purchases should make their own enquiries. All illustrations belong to Divine Homes and linked entities.



HOUSE AREAS	
Ground Floor	85.10 m ²
First Floor	84.70 m ²
TOTAL	169.80 m²
Total Width	12.93 m ²
Total Length	7.24 m ²

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INCLUSIONS

- Fixed site costs, no surprises
- 2700mm raised ground ceiling height
- 2-Zone ducted reverse Air Conditioner
- Dishwasher included.
- Fencing excluded
- 40mm stone benchtop to kitchen
- Carpeted and tiled throughout
- Superior fittings and fixtures
- 40 LED downlights throughout
- Full tiling in wet areas to bathroom and ensuite
- Niches to bathroom and ensuite showers
- Tiled alfresco and patio
- Colour through concrete driveway
- Multi-coat paint system
- All homes include BASIX requirements
- Professionally selected external and internal colours and materials
- Stainless steel appliances with 1 year warranty.
- Vanities to bathroom and ensuite on applicable plans.



DUCTED
AIRCONDITIONING



COMPLETE SETTLEMENT
PROCESS GUIDANCE



PROGRESS UPDATES



PROFESSIONAL COLOUR
SELECTION



5-STAR INCLUSIONS



BASIX RATED
ENERGY EFFICIENCY



THREE MONTH
DEFECT LIABILITY PERIOD



6 YEARS STRUCTURAL
WARRANTY



CUSTOMIZATION
AVAILABLE



NO TURN-KEY
FIXED PACKAGES