



**LOT 2102**

LAND SIZE: 292.10 m<sup>2</sup>  
HOUSE SIZE: 250.56 m<sup>2</sup>

**BARDIA**  
NEW BREEZE ESTATE

HOUSE PRICE \$455,000.00

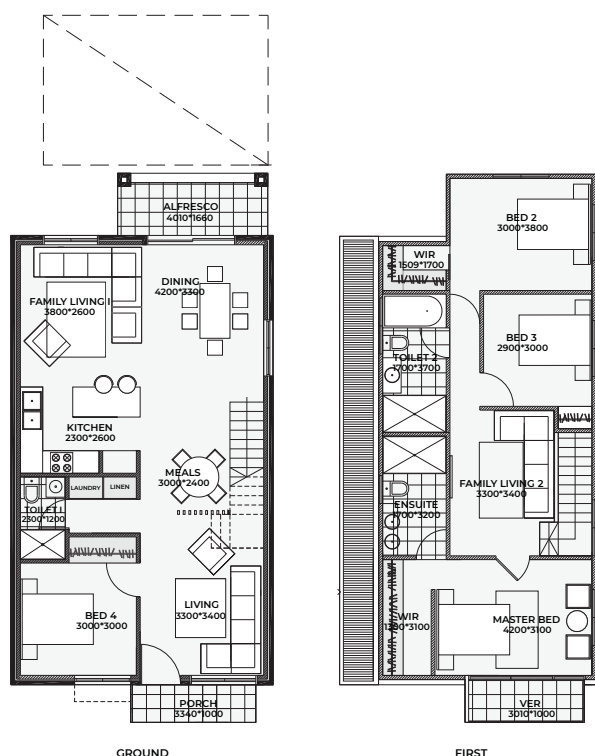
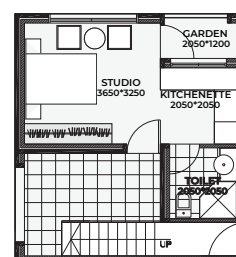
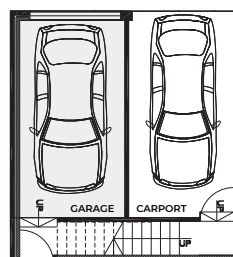
LAND PRICE \$442,016.00

PACKAGE PRICE \$897,016.00

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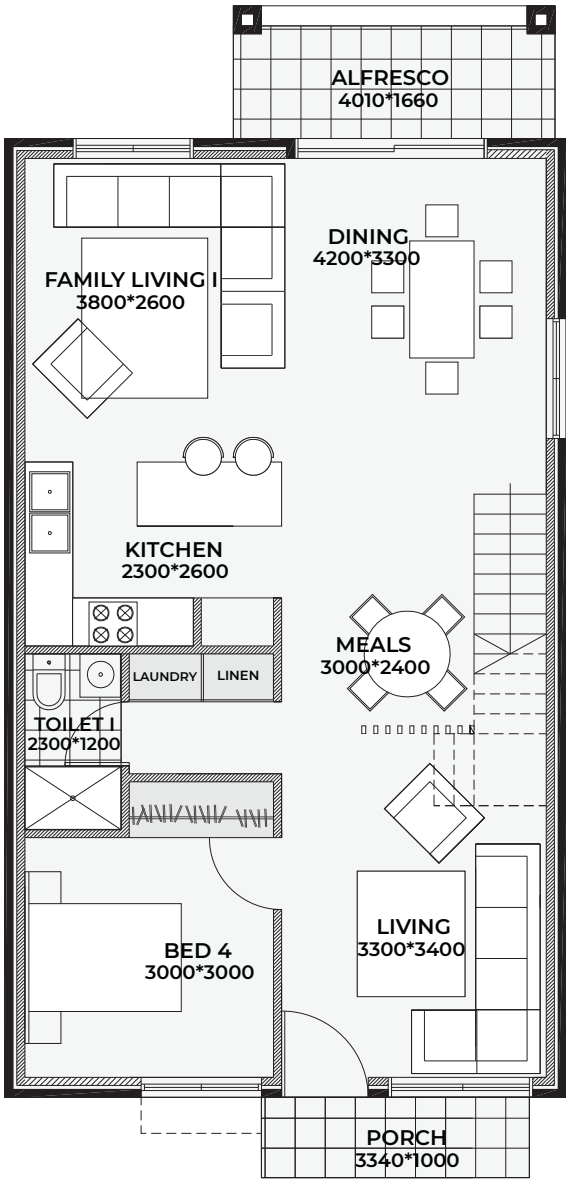
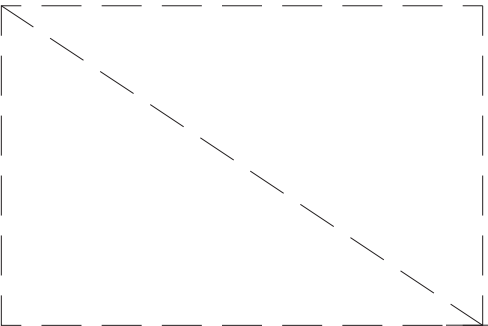
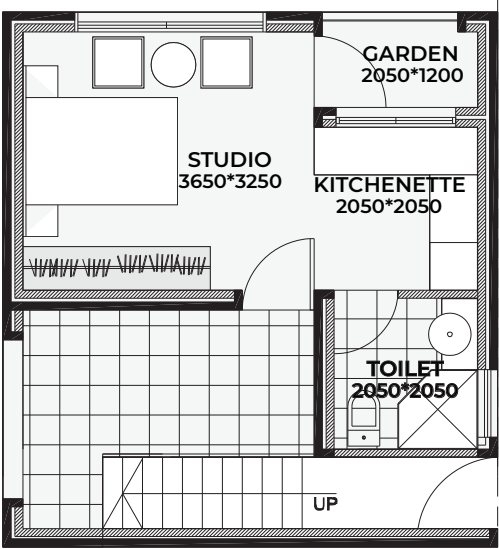
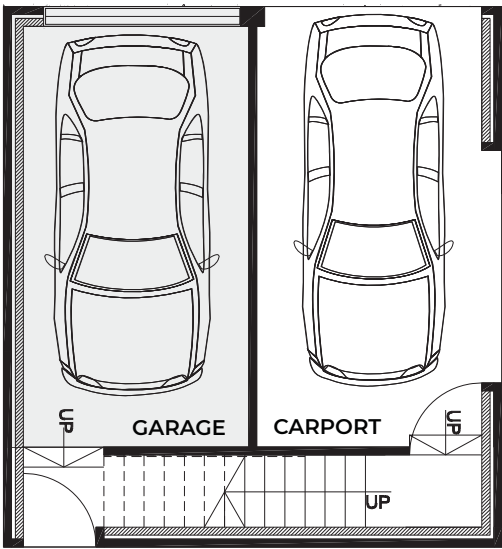
#### NEW HOME INCLUSIONS:

- ◆ Fixed price contract, fencing excluded
- ◆ 2.7 m ground floor ceiling height
- ◆ 2.5 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

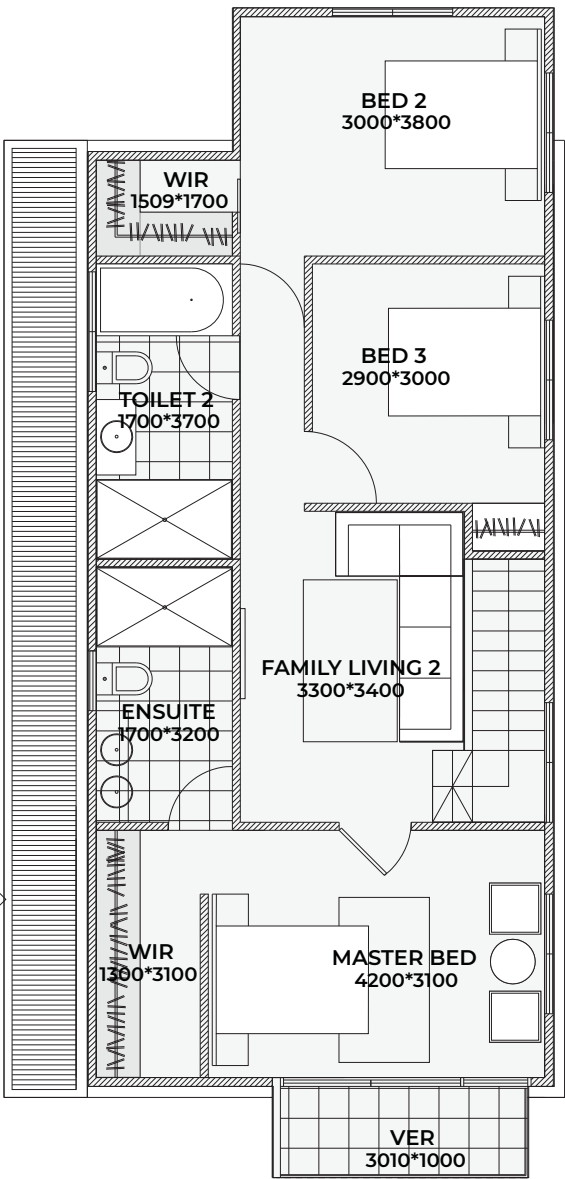


GROUND

FIRST



GROUND

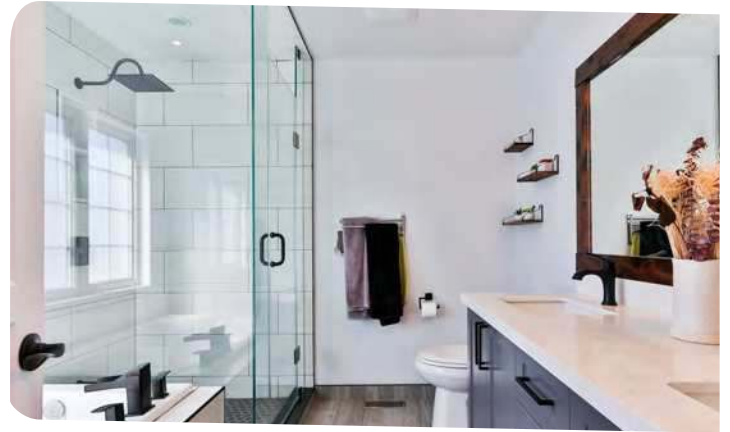


FIRST

House Size	275Q
House Lot Width	10.5 m <sup>2</sup>
Lot Length	30 m <sup>2</sup>

## INCLUSIONS

- Fixed site costs, no surprises
- 2700mm raised ground ceiling height
- 2-Zone ducted reverse Air Conditioner
- Dishwasher included
- 40mm stone benchtop to kitchen
- Fencing excluded
- 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
- Blinds included



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



NON TURN-KEY  
FIXED PACKAGES



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