



Image illustrative only

LIVING AREAS	FAMILY/DINING	7360 x 4290
	LIVING	3200 x 3340
BEDROOMS	BED 1	3300 x 3270
	BED 2	2900 x 3000
	BED 3	2900 x 3350
	BED 4	3000 x 3000
OUTDOORS	PATIO	2170 x 3070
TOTAL AREAS	LIVING	137.38m <sup>2</sup>
	GARAGE	35.88m <sup>2</sup>
	PATIO	6.66m <sup>2</sup>
	PORCH	2.47m <sup>2</sup>
	TOTAL AREA	182.38m <sup>2</sup>
	TOTAL SQ	19.6sq

**Tullamore 182 - \$494,000**

**4 | 2 | 2 | 2**



### Lot 37 The Ridge, Park Ridge

#### Key Features:

- 4 Bedrooms & Study Nook
- Main Bed with Ensuite & W.I.R.
- Separate Living Area & Laundry
- Covered Patio
- Double Garage
- Walk-In Linen

### The *Deluxe* Package

- All site costs - no extra charges!
- InAlto stainless steel appliances
- Modern style carpets
- Quality gloss floor tiles
- LED downlights
- Ceiling fans (Bed/Living)
- Exposed Agg driveway & paths
- Common letterbox
- Split-system Air Conditioner
- Security screens & locks
- Wall-mounted clothesline
- Fully landscaped & turfed
- Internal & external painting
- Phone & Data points (NBN Ready)
- Quality chrome tapware
- Electric Hot Water System
- Timber fencing & gate
- Roller Blinds
- Modern style Kitchen
- Stone benchtops throughout
- Colorbond Roof
- Exhaust to bathroom & ensuite
- Garage door with remotes
- 1x DGPO per room + 3 extras
- Mirror sliders to all robes
- 2440 high ceilings
- Wall sarking & ceiling insulation
- 6-Star Energy Rating

#### Optional Standard Extras

(Not included in base cost. Some extras only available on specific designs - any changes or extras added after contract signing will incur a variation cost)

- Ducted Air Conditioning
- Additional A/Con. to main bed
- 2590 or 2700 high ceilings
- 900mm cooktop & rangehood
- Gas appliances and/or Gas H.W.S
- Benchtop with tub to Laundry

**Please note:** Inclusion styles / brands may vary dependant on supply or builder's choice; where there is any substitution, the replacement will be of equivalent or superior quality. The schedule and finishes are those that are set-out in the residential building contract.

**DTZ BUILDING DESIGN PTY LTD**  
**UNIT 2/22 CENTRAL COURT**  
**HILLCREST QLD 4118**

**ENQUIRE**  
**TODAY**



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**Disclaimer:** Plans, images and illustrations are indicative only for illustrative purposes – dimensions and colours are provided as a guide only. Some homes may be mirrored versions of this design. Whilst every care has been taken in the preparation of this brochure, prospective purchasers should undertake their own enquiries in order to satisfy themselves as to the accuracy of the details. The builder reserves the right to alter the specifications.

**\* Zero Boundary & QDC setbacks. Estate setbacks may differ.**

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