

# House and Land Package \$556,700

Bedroom 4 | Bathroom 2 | Garage 1



**Lot 158 Vela Avenue, Clyde North**  
**House Design: Willow 116 (Single Garage)**

**House Size: 142.1m<sup>2</sup>**  
**Land Size: 221m<sup>2</sup>**



# Willow

15.3 -16.7 squares Including Garage  
4 Bedrooms & 2 Bathrooms

## INCLUSIONS:

- Stainless Steel 600mm Underbench Oven
- Stainless Steel 600mm Gas Hotplates
- Stainless Steel 600mm Sliding Rangehood
- Ducted Heating to 6 Points
- Instantaneous Hot-Water Unit
- Grey-Water connection to Toilet & Laundry where available
- Dishwasher & Microwave Space
- Melamine Kitchen and Vanities
- 20mm Stone Benchtops
- Overhead Cupboards to Kitchen & Fridge space
- Square Mixer taps through out
- White Bathroom and Ensuite products
- 900 x 900 Tiled shower base to Ensuite & Bathroom
- Modern Square Vanity Basins
- Mirrors in Bathroom and Ensuite
- Clear and Pivot Shower screens
- Exhaust fans to Bath, Ens, Laundry & Toilet
- Walk in Robes to Master Bedroom
- Built in Robes to Balance of Bedrooms
- Linen cupboard
- Corinthian Front Door 820mm PURB 4
- Flush Internal doors
- Chrome Door Furniture
- Painted Skirts and Architrave
- Washable Wall Paints
- Bayonet socket fittings to each room (globes not supplied)
- Floor Tiles to Entry, Hallways, Kitchen, Family, Meals and Wet Areas
- Carpet from Builders Range
- Eaves to Front
- Render to Piers & Garage Front
- Locking aluminum windows throughout
- Tiled Roof
- Colorbond Fascia and gutter
- All Plans, Specifications & Soil Report
- Engineer Class M Slab, engineered edge beams at 200mm
- Fall Allowance 300mm
- Gas and Electrical underground works only
- Sewer up to 45 meters
- Storm water up to 60 meters
- Concrete pump and temporary fencing as required
- Circuit Breaker and Smoke Detector
- Garden Taps Front and Rear
- Termite Protection
- Solid Pine Frame
- Insulation as per 7 star energy rating report
- 3.5kw Solar Power
- Ten Year Structural Guarantee
- Single or Double garage with automated front Panel Lift Door (Design specific)

**BATT PACK INCLUDED**  
**TICKLED-PINK PACK INCLUDED**  
**KNOCKOUT PACK INCLUDED**

**\*Excludes Bushfire Protection Upgrade**

