

# House and Land Package \$803,100

Bedroom 4 | Bathroom 2 | Garage 2



**Lot 128 Tabit Circuit, Clyde North**  
**House Design: Windsor 210**

**House Size: 267.2m<sup>2</sup>**  
**Land Size: 446m<sup>2</sup>**



# Windsor

28-28.8 squares Including Double Garage with Panel Door  
4 Bedrooms, 2 Bathrooms & Double Garage

## INCLUSIONS:

- Stainless Steel 900mm Under bench Oven
- Stainless Steel 900mm Hotplates
- 900mm Curved Glass Canopy Rangehood
- Ducted Heating to 8 Points
- Instantaneous Hot-Water Unit
- Grey-Water connection to Toilet & Laundry where available
- Dishwasher & Microwave space
- 20mm Stone Benchtops
- Melamine Kitchen and Vanities
- Square Mixer taps throughout
- 1200 x 900 Tiled Shower to Ensuite
- 900 x 900 Tiled Shower to bathroom
- Tiled Niche to both showers
- White bathroom and ensuite products
- Modern Square Vanity Basins
- Double Vanity Basins to Ensuite
- Mirrors in ensuite and bathroom
- Clear and pivot shower screens
- Exhaust fans to bathroom and ensuite
- Laundry Bench with Insert Trough
- Walk in Robe to Master Bedroom
- Built in Robes to bedrooms 2, 3 and 4
- Spacious linen cupboard
- Corinthian AWO 5VG Stained 920mm Front Door
- Timber Sidelight with Clear Glass
- MOTP 3D Internal doors
- Painted Skirts and Architrave
- 10 x LED Downlights Included, Bayonet socket fittings to each room (globes not supplied)
- Laminated Flooring to Entry, Hallway, Kitchen, WIP, Family & Meals Areas
- Floor tiles to Wet Areas
- Carpet from Builders range
- Washable Wall Paints
- Locking aluminum windows throughout
- Eaves to Front
- Colorbond Fascia and gutter
- Render to Garage Front
- Raised Portico with Render and Timber Look infill
- All Plans, Specifications & Soil Report
- Engineer Class M Slab, engineered edge beams at 200mm
- Gas and Electrical underground works only
- Sewer up to 45 meters
- Storm water up to 60 meters
- Fall Allowance 300mm
- 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
- Three Month Defect Period
- Ten Year Structural Guarantee
- Double garage with automated front Panel Lift Door
- 2.55m High Ceilings Included

BATT PACK INCLUDED  
KNOCKOUT PACK INCLUDED  
TICKLED-PINK PACK INCLUDED

### NOT INCLUDED

Display Home Lighting, Downlights,  
Landscaping, Driveway, Alarm, Cooling,  
Security Doors, Furniture and Office Fittings

\*Excludes Bushfire Protection Upgrade

