

# House and Land Package \$672,600

Bedroom 4 | Bathroom 2 | Garage 2



Lot 138 Vela Avenue, Clyde North  
House Design: Billy Opt 2

House Size: 184.9m<sup>2</sup>  
Land Size: 402m<sup>2</sup>



# Billy

19.9 squares Including Double Garage and Alfresco  
4 Bedrooms, 2 Bathrooms & Alfresco

## INCLUSIONS:

- Stainless Steel 600mm Underbench Oven
- Stainless Steel 600mm Gas Hotplates
- Stainless Steel 600mm Canopy Rangehood
- Ducted Heating to 6 Points
- Instantaneous Hot-Water Unit
- Grey-Water connection to Toilets & Laundry where available
- Dishwasher & Microwave Space
- Melamine Kitchen and Vanities
- 20mm Stone Benchtops
- Overhead Cupboards
- Walk in Pantry with Melamine shelving
- Square Mixer taps throughout
- White Bathroom and Ensuite products
- 900 x 900 Tiled Shower to Ens & Bathroom
- Modern Square Vanity Basins
- Mirrors in Bathroom and Ensuite
- Clear and Pivot Shower screens
- Exhaust fans to Bathroom and Ensuite
- Walk in Robes to Master Bedroom
- Built in Robes to Balance of Bedrooms
- Spacious Walk in Linen cupboard
- Corinthian Front Door PMAD 104 Clear Glass with Aluminum sidelight
- Flush Internal doors
- Chrome Door Furniture
- Painted Skirts and Architrave
- 10 x LED Downlights Included, Bayonet socket fittings to each room (globes not supplied)
- Alfresco with plain concrete flooring
- Floor Tiles to Entry, Hallways, Kitchen, Family, Living and Wet Areas
- Carpet from Builders Range
- Render to Garage Front
- Locking aluminum windows throughout
- Tiled Roof
- Colorbond Fascia and gutter
- All Plans and 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
- Double garage with automated front Panel Lift Door

BATT PACK INCLUDED  
TICKLED-PINK PACK INCLUDED  
KNOCKOUT PACK INCLUDED

### NOT INCLUDED

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

\*Excludes Bushfire Protection Upgrade

