

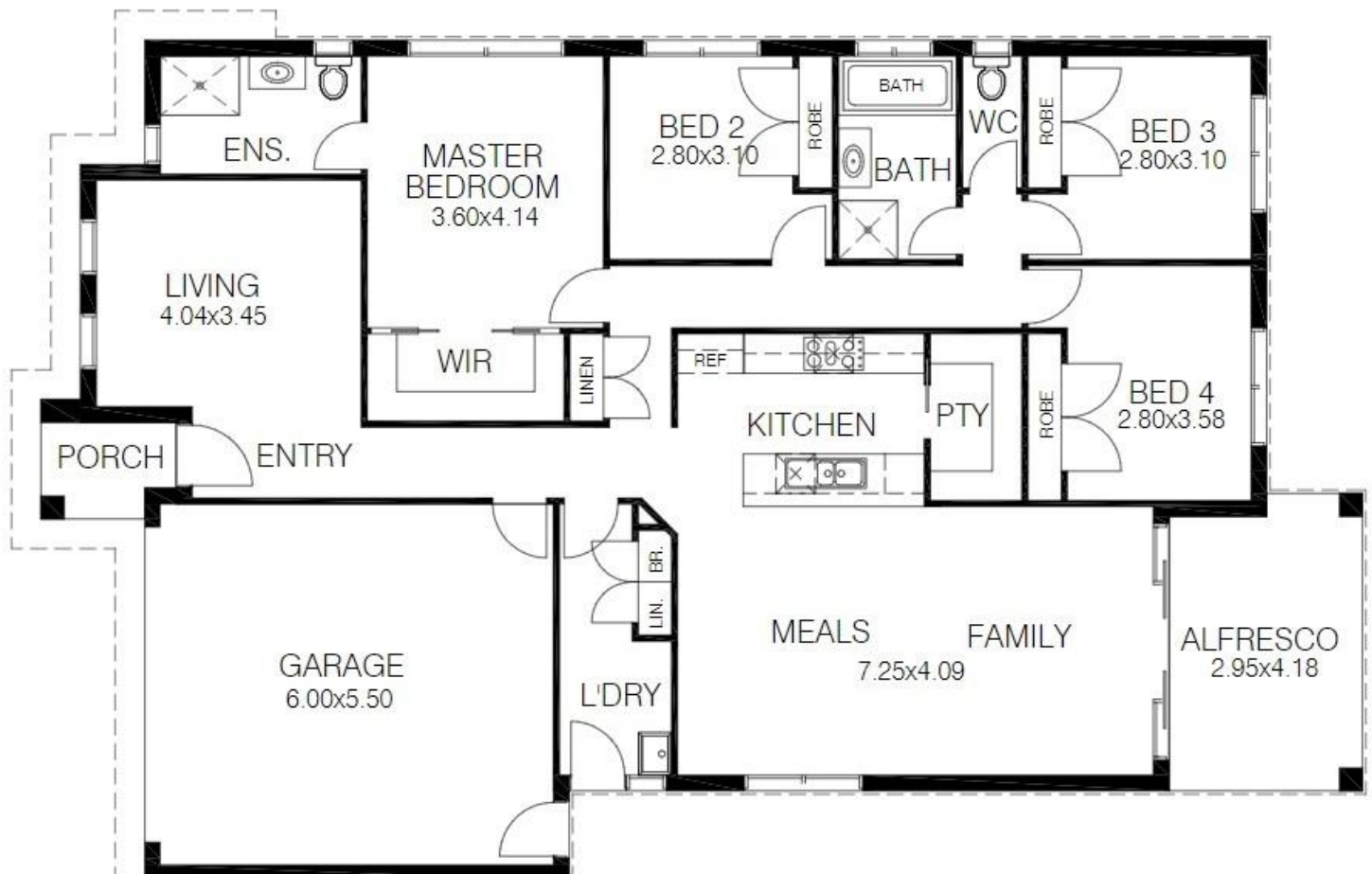
House and Land Package \$821,900

Bedroom 4 | Bathroom 2 | Garage 2



Lot 114 Vela Avenue, Clyde North
House Design: Los Cabos 165

House Size: 217.6m²
Land Size: 531m²



Los Cabos

22.8 - 23.4 Squares Including Double Garage with Panel Lift Door
4 Bedrooms, 2 Bathrooms & Alfresco (Design Specific)

INCLUSIONS:

- 900mm Stainless Steel Underbench Oven
- 900mm Electric Ceramic Hotplates
- 900mm Curved Glass Canopy Rangehood
- Electric Inverted Ducted Heating/Cooling to 7 Points
- Electric Storage Hot-Water Unit
- Grey-Water connection to Toilet & Laundry where applicable
- Dishwasher & Microwave Space
- Melamine Kitchen and Vanities
- 20mm Stone Benchtops
- Overhead Cupboards to Kitchen & Fridge space
- Walk in Pantry with Melamine Shelving
- Square Mixer taps Throughout
- White Bathroom and Ensuite products
- 1200 x 900 Tiled Showerbase to Ensuite
- 900 x 900 Tiled Showerbase to Bathroom
- Modern Square Vanity Basins
- Mirrors in Bathroom and Ensuite
- Clear and Pivot Shower screens
- Exhaust fans to Bathroom and Ensuite
- Walk in Robe to Master Bedroom
- Built in Robes to Bedroom 2, 3 & 4
- Spacious Linen/Broom cupboard
- Corinthian PMAD 106 920mm Front Door
- Flush Internal doors
- Chrome Door Furniture
- Painted Skirts and Architrave
- Downlights throughout
- Floor Tiles to Wet Areas
- Laminate flooring to Entry, Hallways, Kitchen, Pantry, Meals & Family
- Carpet from Builders Range
- Locking aluminum windows throughout
- Tiled Roof
- Colorbond Fascia and gutter
- Eaves to Front
- Render to Piers & Garage Front
- Alfresco with concrete flooring (Design Specific)
- All Plans, Specifications & Soil Report
- Engineer Class M Slab, engineered edge beams at 200mm
- Fall Allowance 300mm
- 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 Panel Door

BATT PACK INCLUDED
TICKLED-PINK PACK INCLUDED
KNOCKOUT PACK INCLUDED

NOT INCLUDED

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

*Excludes Bushfire Protection Upgrade

Price valid until 1st March 2027

