

# House and Land Package \$736,600

Bedroom 4 | Bathroom 2 | Garage 2



Lot 117 Tabit Circuit, Clyde North  
House design: Castle 180 4 Bed WIP

House Size: 219.8m<sup>2</sup>  
Land Size: 414m<sup>2</sup>



# Castle Range

23.7 Squares Under Roofline including Double Garage  
3 or 4 Bedrooms, 2 Living areas, 2 Bathrooms

## INCLUSIONS:

- 600mm Stainless Steel Underbench Oven
- 600mm Electric Ceramic Hotplates
- 600mm Stainless Steel Canopy Rangehood
- Electric Inverted Ducted Heating/Cooling to 7 Points
- Electric Storage Hot-Water Unit
- Grey- Water connection to Toilet & Laundry where available
- Dishwasher & Microwave Space
- 20mm Stone Benchtops
- Melamine Kitchen and Vanities
- Walk in Pantry (Design Specific)
- Overhead Cupboards Included
- Modern Square Mixer taps throughout
- 900 x 900 Tiled Shower to Ensuite & Bathroom
- White bathroom and ensuite products
- Modern square vanity basins
- Mirrors in Ensuite and Bathroom
- Clear and Pivot shower screens
- Exhaust fans to bathroom and ensuite
- Walk in Robes to Master, Bed 2 & 3
- Built in Robes to Bedroom 4 (Design Specific)
- Spacious Linen cupboard
- Front Door PMAD 4G 820mm Clear Glass
- Flush Internal doors
- Painted Skirts and Architrave
- Tiled Skirts to Wet Areas
- Chrome Door Furniture
- Downlights throughout
- Floor Tiles to Entry Hallway, Kitchen, Meals & Wet Areas
- Carpet from Builders range
- Locking Aluminum windows throughout
- Colorbond Fascia and Gutters
- Eaves to Front
- Render to Piers & Garage Front
- All Plans, Specifications & Soil Report
- Engineer Class M Slab, engineered edge beams at 200mm
- 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 6 star energy rating report
- 3.5kw Solar Power
- Ten Year Structural Guarantee
- Double Garage with automated front Panel lift Door

**BATT PACK INCLUDED**  
**KNOCKOUT PACK INCLUDED**  
**PINK PACK INCLUDED**

\*Excludes Bushfire Protection Upgrade



Price valid until 1<sup>st</sup> March 2027

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