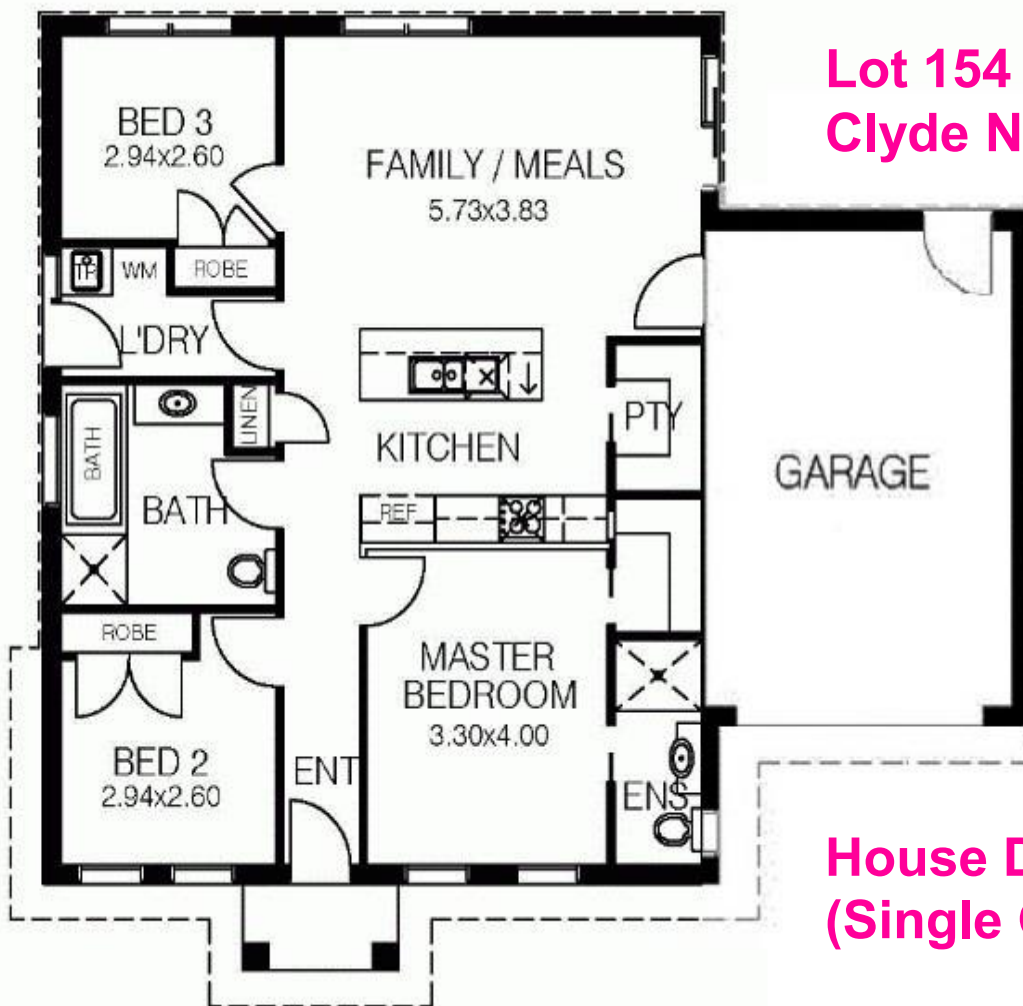


House and Land Package \$635,800

Bedroom 3 | Bathroom 2 | Garage 1



**Lot 154 Vela Avenue,
Clyde North**

House Size: 130.7m²

Land Size: 340m²

**House Design: Mia
(Single Garage)**

Mia

15.1 squares Including Single Garage
3 Bedrooms & 2 Bathrooms

INCLUSIONS:

- 600mm Stainless Steel Underbench Oven
- 600mm Electric Ceramic Hotplates
- 600mm Stainless Steel Sliding Rangehood
- Electric Inverted Ducted Heating/Cooling to 5 Points
- Electric Storage Hot-Water Unit
- Grey-Water connection to Toilet & 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
- 1200 x 900 Tiled Shower to Ensuite
- 900 x 900 Tiled Shower to Bathroom
- Modern Square Vanity Basins
- Mirrors in Bathroom and Ensuite
- Clear and Pivot Shower screens
- Exhaust fans to Bathroom, Ensuite & WC
- Walk in Robes to Master Bedroom
- Built in Robes to Bedroom 2 & 3
- Corinthian Front Door PURB 4 820mm
- Flush Internal doors
- Chrome Door Furniture
- Painted Skirts and Architrave
- Downlights throughout
- Floor Tiles to Entry, Hallways, Kitchen, WIP, Family, Meals and Wet Areas
- Carpet from Builders Range
- Eaves to Front
- Render to Garage Front
- Locking aluminum windows throughout
- Colorbond Fascia and gutter
- 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 front Panel Lift Door

BATT PACK INCLUDED
TICKLED-PINK PACK INCLUDED
KNOCKOUT PACK INCLUDED

*Excludes Bushfire Protection Upgrade



Price valid until 1st March 2027

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