

MORISSET. NSW.



Artist's impression

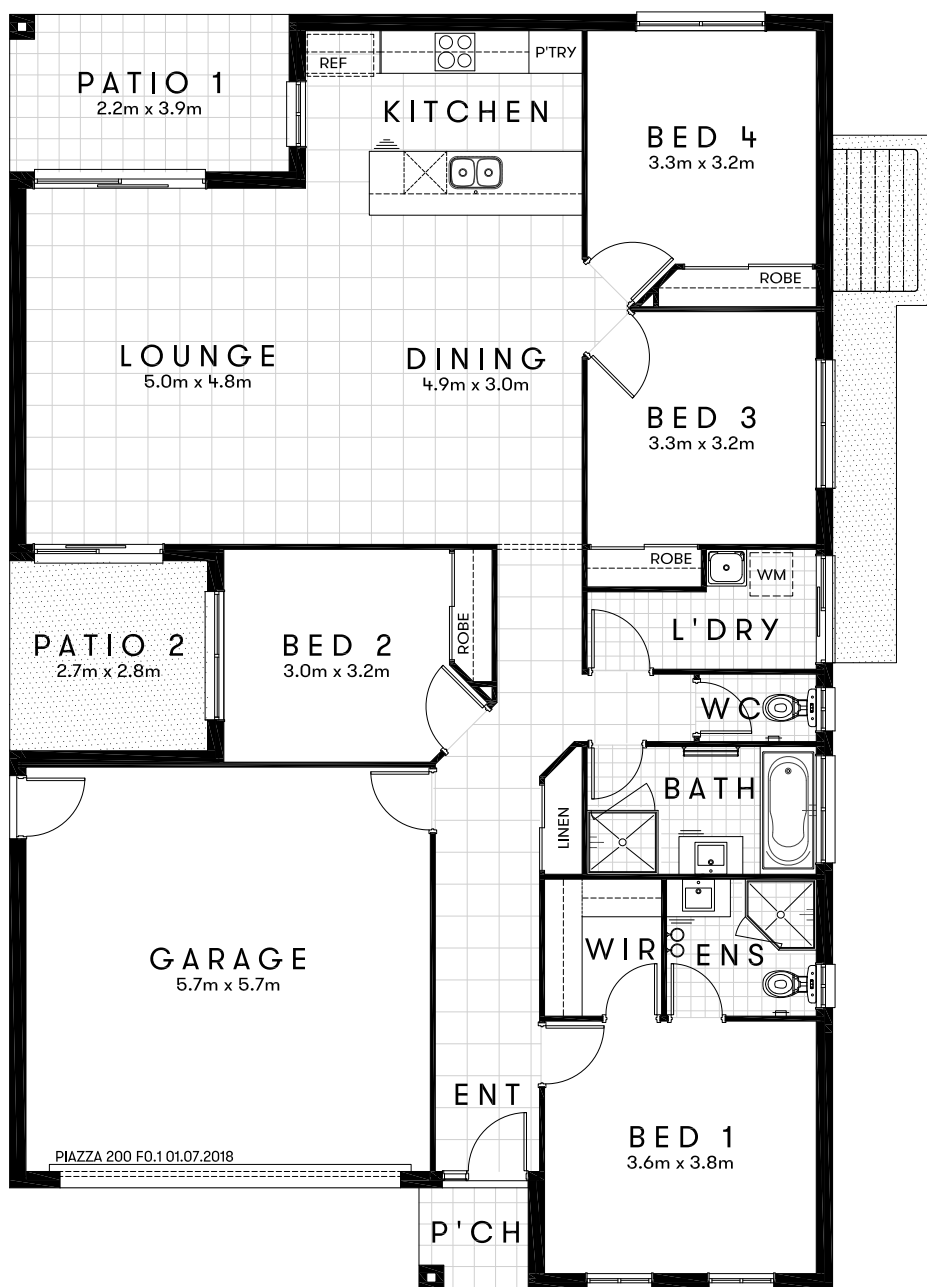
HOUSE & LAND  
**\$614,980** FIXED  
PRICE



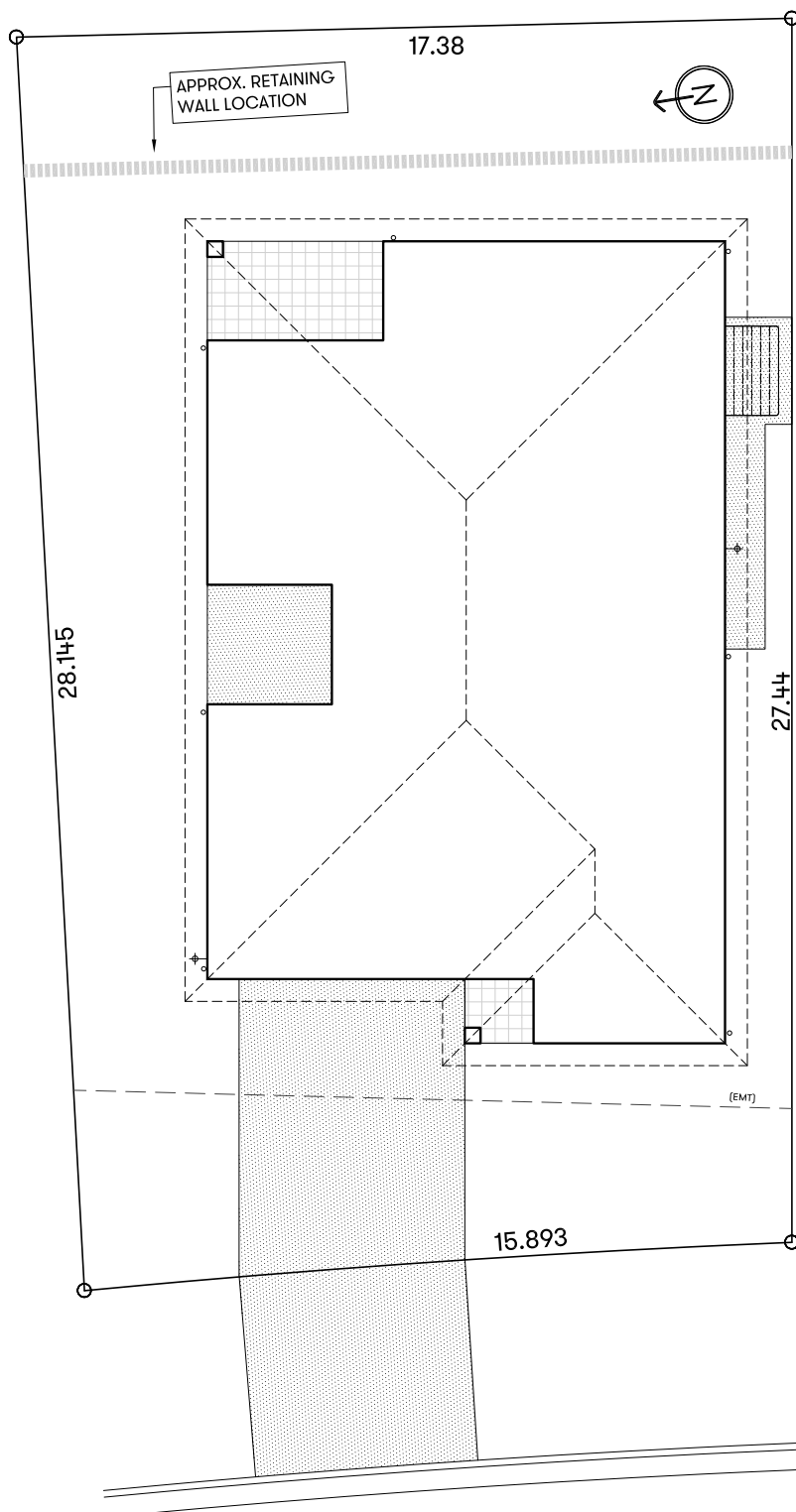
Approx. House Area 200m<sup>2</sup>  
Land Area 461m<sup>2</sup>

House Price \$325,980  
Land Price \$289,000

Design Piazza 200 F0.1 Approx. House Area 200m<sup>2</sup>  
Land Area 461m<sup>2</sup> House Price \$325,980 Land Price \$289,000



Disclaimer: The builder reserves the right to alter & change home designs without notice prior to contract. All images are for illustration purposes only & do not represent the actual home colour selections. Colours and materials are indicative only and subject to change. They may not accurately represent the final built form of the house. Natural products and finishes result in variations from one batch to another of the same material. The builder reserves the right to reselect colours and products without notification to the closest possible match. All sizes are approximate. The land dimensions are intended to be an accurate interpretation of information provided by the land vendor, however the Buyer should make their own enquiries on the land dimensions, easements, covenants, etc, including disclosure plan & associated details within the land contract. The Buyer should make their own enquiries as to the sustainability of this property for their personal investment & the anticipated returns as the builder makes no representation in this regard.



## HOME OVERVIEW

**Design** Piazza 200 F0.1  
**Approx. House Area** 200m<sup>2</sup>  
**Land Area** 461m<sup>2</sup>  
**House Price** \$325,980  
**Land Price** \$289,000

## QUALITY INCLUSIONS

- Fixed site costs, no surprises
- Reverse cycle split system air conditioner to main living area and master bedroom
- 2590mm raised ceiling height
- 20mm manufactured stone bench top to kitchen, bathroom and ensuite
- Quality stainless steel appliances
- Carpeted and tiled throughout
- Superior fittings and fixtures
- Under-mount sink to kitchen
- Floating vanities to bathroom and ensuite
- Niches to bathroom and ensuite showers
- Flyscreens provided to all windows
- Blinds throughout
- Covered alfresco
- Turfed and landscaped
- Colour through concrete driveway and pathways
- Fully fenced
- Clothesline & letterbox
- 3 coat paint system
- All homes include BASIX requirements
- Professionally selected external and internal colours and materials

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# HOME INCLUSIONS

Fixed price House & Land packages that are ready to move into straight away, with no hidden or extra costs, all fixed price Home & Land

Packages include:

- ✓ Full turnkey inclusions
- ✓ Window furnishings
- ✓ Quality appliances
- ✓ Manufactured stone benches
- ✓ Raised ceilings
- ✓ Air conditioning
- ✓ Tiles and carpet floor coverings
- ✓ Quality joinery and finishes
- ✓ Landscaping, including driveway and fencing



6 Star Rated  
Energy Efficiency



Statutory 7 Year  
Structural Warranty



Complete Settlement  
Process Guidance



Customer Service  
& Progress Updates



Professional  
Colour Selection



Air  
Conditioning



Independent Final  
Building Inspection



Minimum Six Month  
Defect Liability Period



# NEW STANDARD INCLUSIONS

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We have improved our already fantastic standard inclusions to now feature multiple improvements, making your home or investment unmatched in quality at no extra cost.

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## OUR NEW ENHANCED STANDARD INCLUSIONS

### **Our new enhanced standard specifications include:**

- Additional planting to the landscaping
- Additional LED lights across the home and the outdoor alfresco areas
- Additional double powerpoints to each room
- New handheld shower rail
- Niches to bathroom and ensuite showers
- Brick finish over doors and windows where applicable, infill over garage (Note - façade specific)
- Colour through concrete driveways

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OUR DIFFERENCE IS SEEN IN  
THE MOST OBVIOUS PLACES,  
BUT ALSO THE SMALLER ONES.  
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