

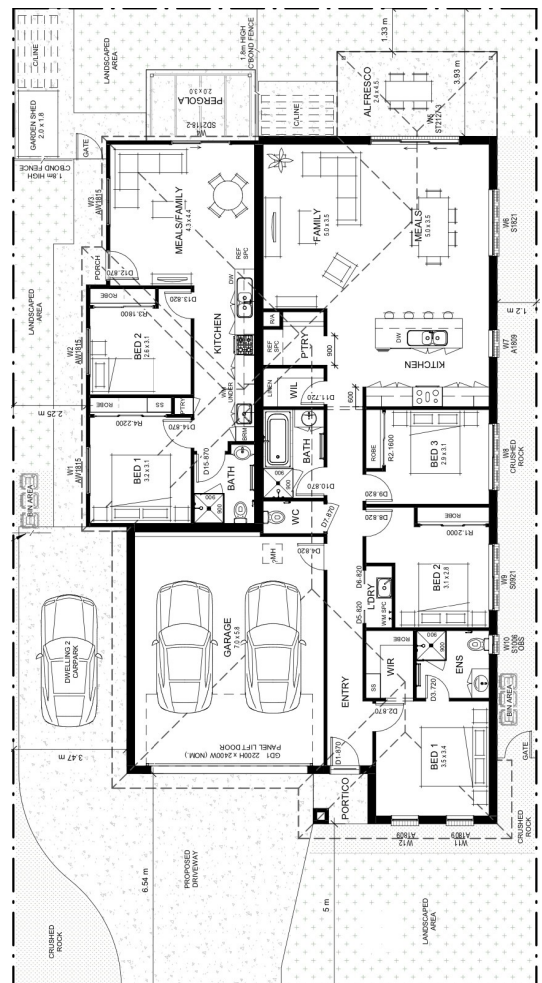
One Property, Two Incomes.



Lot 203 Bourke Drive Benella 3672 House & Land \$748,489

Land Size	640m ²
Land Price	\$213,000
House Size	254.05m ²
Duel Key	\$535,489
House & Land Price	\$748,489

- Fully landscaped and fenced
- Natural Finish Concrete to Crossover, Driveway, Portico, Alfresco and associated paths
- LED down-lights throughout
- Window coverings
- Letterbox & clothesline
- 2400mm Ceiling Height
- 600mm appliances
- Mizu Taps and Fittings
- Tiled Shower Base
- Sectional Garage door



Standard Inclusions

INTERNAL FIXINGS

- Vaucluse entry door with flush panel internal doors
- Lockwood 63mm Vicinity lever set door handles
- Privacy set to bathroom, WC and ensuite
- Aluminium framed vinyl sliding wardrobe doors
- 1 x 4 shirt shelves to bedroom robes
- Linen cupboard with 4 full length shelves
- Panty to have 4 full length shelves
- 67mm x 18mm architraves and skirtings
- 3 coats low sheen paint

FLOOR COVERING

- Dry Tiling to Entry, Kitchen, WIP, Dining, Meals and Hallway areas with Wet area Tiles to Bathroom, ENS, WC & Laundry
- Carpet in bedrooms & wardrobes

LAUNDRY

- Prefab Metal cabinet with stainless steel insert tub
- Posh bristol sink mixer
- Ceramic tile splashback



KITCHEN

- Laminate overhead cupboards
- 600mm Dishwasher
- 900 & 600mm Oven and Cooktop
- 900mm Rangehood (3 bedder side)
- 600mm Slideout Rangehood (2 bedder side)
- Posh bristol sink mixer
- 1200mm Stainless steel 1 & ¾ bowl sink (3 Bedder side)
- 600mm Sink (2 bedder side)
- Ceramic tile splashback

BATHROOMS, ENSUITES & WATER CLOSETS

- Cabinetry built vanity unit as per plan
- Polished edge mirror over vanity
- Posh bristol shower, bath and basin mixers
- Chrome shower rail and bath spout
- Ceramic close-coupled toiletsuite
- Gen X double towel rail and toilet roll holder
- Semi-framed glass shower screen with pivot door
- Acrylic moulded bath 1.675m
- Tiled shower base



Standard Inclusions

EXTERNAL FINISHES

- Face brick veneer external walls
- Galvanised lintels and bricks above windows
- Pine frame with max 450mm stud spacing
- Colorbond Roof, fascia and gutter
- 2,400mm internal ceiling height
- Sliding windows with insect screens & key locks
- Sectional garage door with two remotes
- Smartfilm termite barrier
- Clothesline and letterbox
- Front and back garden taps
- Electric hot water systems

HEATING & COOLING

- Reverse Cycle Split System to main living area (2 bedder side)
- Evaporative ducted heating/cooling (3 bedder side)
- Ceiling fans In bedrooms (2 bedder side)

ELECTRICAL

- LED downlights throughout house
- Double power point throughout including alfresco
- Future proof Clipsal Iconic switches & power points
- TV antenna connected up to 3 points (plan specific)
- Pre wiring for data point including NBN ready

TERMITE PROTECTION NOTE:

A physical barrier is provided for protection against subterranean termites. Part A termite treatment is a physical barrier around slab penetrations (Termimesh) and part B will be a chemically treated physical barrier (Smartfilm)

LANDSCAPING, CONCRETE & FENCING

- Natural Finish concrete driveway and portico
- Concrete to alfresco and path to clothesline
- Turf & Landscaping to Front, Side & Rear. (Exact design determined on site)
- 1/2 share of boundary fencing sufficient to complete property with access gates as indicated on plans.s as indicated on plans.

WINDOW TREATMENTS

- Roller blinds to all windows and sliding doors excluding wet areas
- Fly screens to all opening windows

ENERGY EFFICIENCY

- R2.0 insulation to all external walls & internal walls of garage
- R4.0 insulation batts to the ceiling of all living areas
- Energy efficiency rating to Australian building standards

