



\$1,193,000*

LAND PRICE \$668,223 HOME PRICE \$524,777

FIXED PRICE PACKAGE

/ MARSDEN PARK | LOT 8

 5  2.5  1  273.7m²

CUSTOM DESIGN

This smartly designed home offers large living spaces with 5 bedrooms, including a master with a private balcony.

/ INCLUSIONS

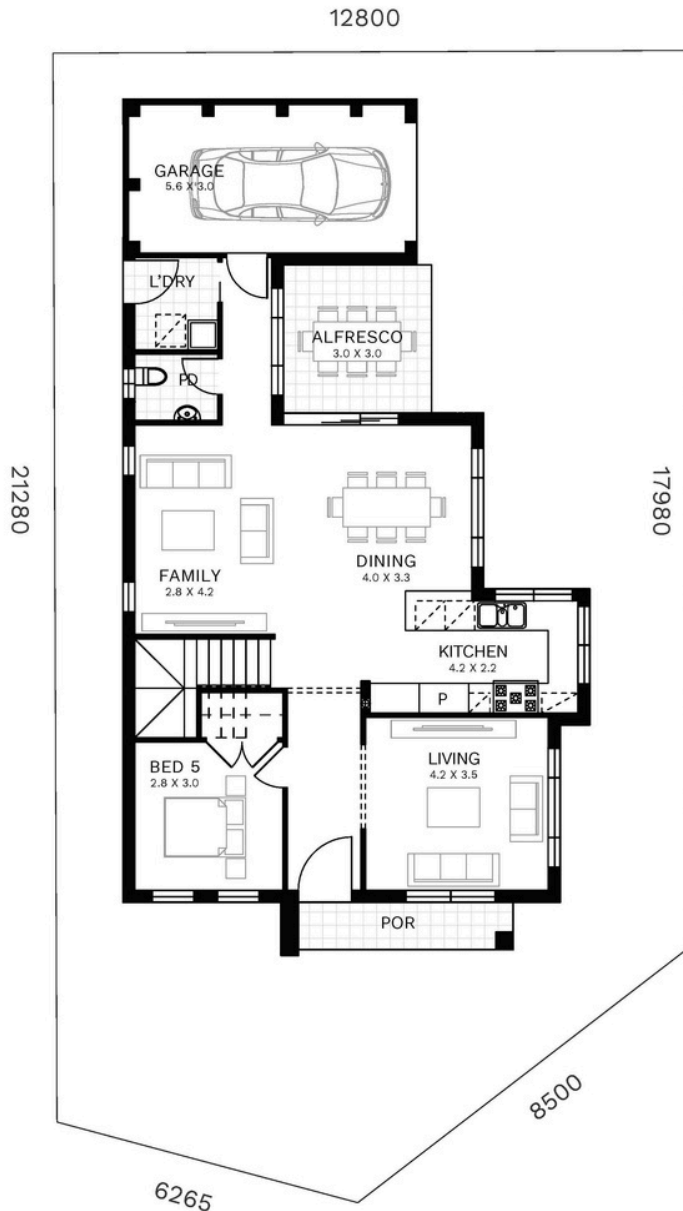
View some of the quality inclusions from our Marsden Park inclusions package, that come as standard in your new North home:

- Polytec Melamine matt joinery, with finger pull and soft close doors and drawers
- 20mm standard range Caesarstone® benchtop to kitchen
- Westinghouse 900mm built-in oven, cooktop, canopy rangehood and 600mm dishwasher
- Actron reverse cycle ducted air-conditioning with minimum 13kW with 2 zones
- Hybrid flooring from Builder's range to ground floor living areas
- Carpet from Builder's range to staircase, bedrooms and first floor living areas
- Floor tiling from Builder's range to porch and alfresco
- 2740mm ceiling height to ground floor and 2440mm to first floor
- Mirror robe doors to all bedrooms
- Downlights to downstairs living areas as per standard electrical plan
- Stainless steel balusters with timber handrail (design specific)
- Square set ceiling to wet areas
- Remote controlled garage door
- Flyscreens to all open windows
- Site works and statutory requirements
- Landscaping - turf, garden bed, trees, clothesline, letterbox and fencing
- PLUS MORE...

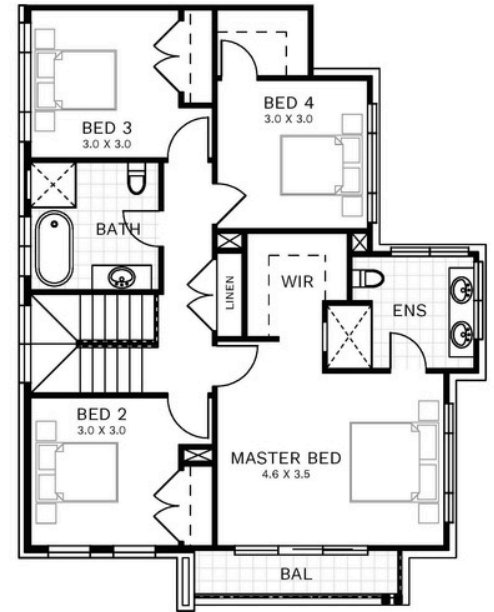
*Price is based on standard floor plan with standard facade. Price includes GST. Facade depicted may include upgrade items and additional cost. Additional costs will incur with any alterations to the floor plans or facades. Please refer to inclusions brochure for full list of inclusions.



TYPE 9
FLOORPLAN



GROUND FLOOR



FIRST FLOOR

| | |
|--------------|-----------|
| Ground | 94.30 sqm |
| Floor Garage | 19.20 sqm |
| Porch | 4.50 sqm |
| Alfresco | 9.00 sqm |

| | |
|--------------|------------------------------|
| First Floor | 5.20 sqm |
| Balcony | 90.70 sqm |
| TOTAL | 222.90 sqm 24.00 sq |

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