



\$1,063,000*

LAND PRICE \$616,895 HOME PRICE \$446,105

FIXED PRICE PACKAGE

/ MARSDEN PARK | LOT 9

 4  2.5  1  225.2m²

CUSTOM DESIGN

A beautiful combination of intelligent design and contemporary living, offering four bedrooms including a generous master.

/ 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 and walk-in pantry
- 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...

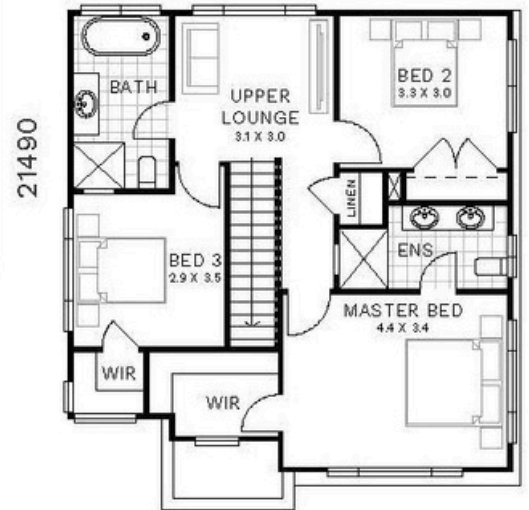
*Price is based on standard floor plan with standard facade. Price includes GST. Facade depicted may include upgrade items and additional cost. Additional costs will incur with any alterations to the floor plans or facades. Price may vary with BASIX requirements. Please refer to inclusions brochure for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



TYPE 10
FLOORPLAN



GROUND FLOOR



FIRST FLOOR

Ground Floor	80.60 sqm	Alfresco	5.60 sqm
Garage	19.70 sqm	First Floor	75.40 sqm
Porch	2.80 sqm	TOTAL	184.10 sqm 19.8 sq

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