



# \$1,973,000\*

LAND PRICE \$1,282,000 HOME PRICE \$691,000

/ NORWEST | LOT 4

 4  2.5  2  257m<sup>2</sup>

**CUSTOM DESIGN**

French provincial elegance welcomes you into this beautifully presented home, offering four bedrooms privately located upstairs.

## / INCLUSIONS

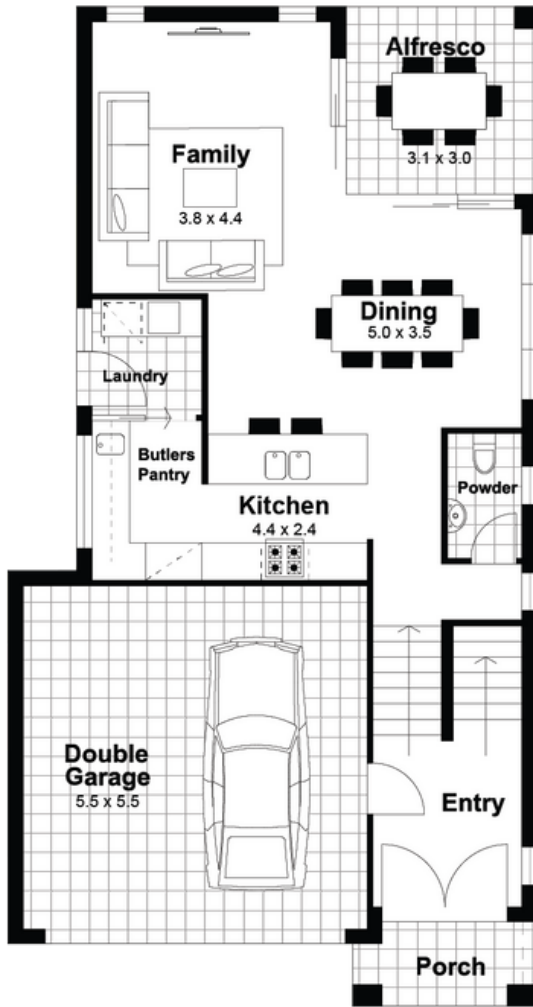
View some of the quality inclusions from our Norwest inclusions package, that come as standard in your new North home:

- Polytec Melamine Matt and Woodmatt joinery, with finger pull and soft close doors and drawers
- 40mm standard range Caesarstone® benchtop to kitchen and butler's pantry
- Smeg 900mm built-in oven, cooktop, canopy rangehood and dishwasher
- Actron reverse cycle ducted air-conditioning
- 20mm Caesarstone benchtop to bathroom, ensuite & laundry
- 2.7m ceiling height to ground floor and first floor
- Hybrid flooring or tiles to downstairs living areas from builder's range
- Carpet to first floor and stairs
- Tiles to wet areas, alfresco, porch and balcony
- Downlights throughout as per electrical plan
- Mirror robe doors to bedrooms as per plan
- Square set cornices
- Timber staircase with stainless steel balusters and timber handrail; or plasterboard balustrade and timber handrail capping, as per floorplan
- Rheem 26-litre instantaneous gas hot water system
- Remote controlled garage door
- Flyscreens to all open windows
- Landscaping - completely landscaped front & rear with buffalo turf, clothesline, letterbox and fencing
- PLUS MORE...

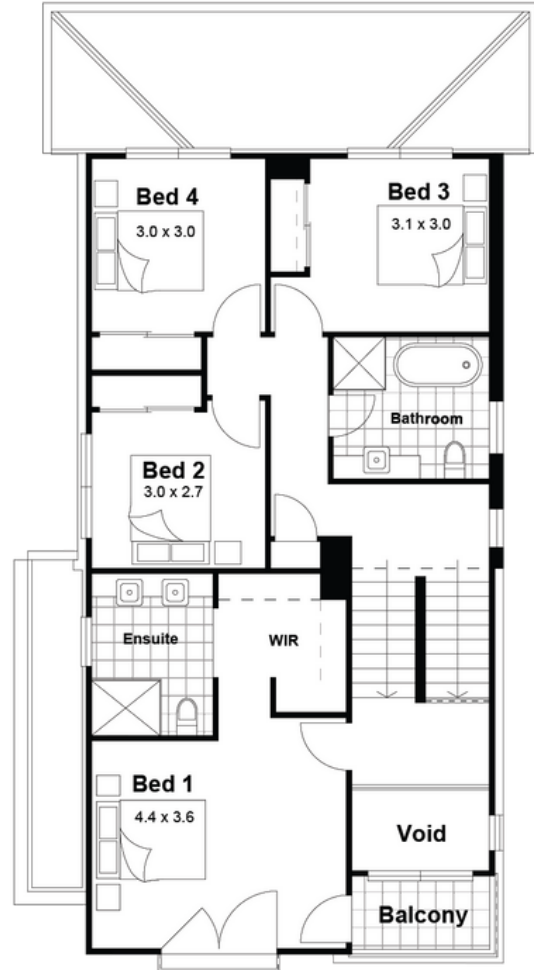
\*Price is based on standard floor plan with standard facade. Price includes GST. Facade depicted may include upgrade items and additional cost. Additional costs will incur with any alterations to the floor plans or facades. Price may vary with BASIX requirements. Please refer to inclusions brochure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



TYPE 2A FLOOR PLAN



GROUND FLOOR



FIRST FLOOR

Ground Floor	73.60 sqm
Garage	33.20 sqm
Porch	3.80 sqm
Alfresco	9.20 sqm

First Floor	95.40 sqm
Balcony	4.00 sqm
<b>TOTAL</b>	<b>219.20 sqm   23.60 sq</b>

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