



## KEILOR 227 (3+2) ATTACHED SECONDARY DWELLING – URBAN FACADE

FAÇADE IS FOR ILLUSTRATION PURPOSES ONLY.

 3+2  2+1  1+1  1+1

LOT 291 STAGE 10A  
BESTOW, BURPENGARY

<b>Land Size</b>	420 m <sup>2</sup>
<b>Land Price</b>	\$217,200
<b>Registration</b>	Feb, 2020
<b>House/Roof Area</b>	226.63 m <sup>2</sup>
<b>House Price</b>	\$301,335

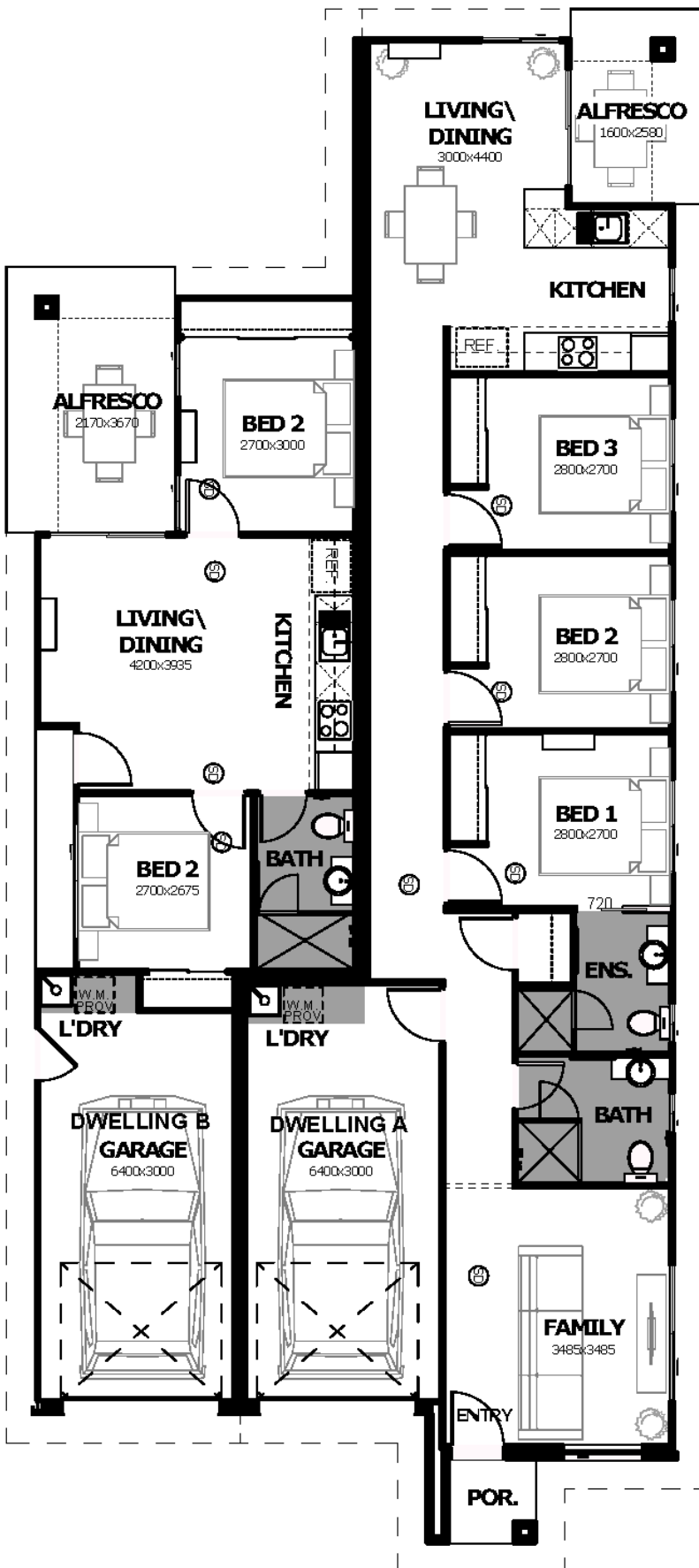
**TOTAL FIXED TURNKEY PRICE:**

# \$518,535

### PACKAGE HIGHLIGHTS

- ✓ Full Turnkey, Fixed Price, Gold Inclusions
- ✓ **Combination of render and cladding to the front façade, lightweight cladding to sides & rear**
- ✓ Exposed aggregate driveway & turfing to entire lot
- ✓ Full timber pailing fencing and landscaping package
- ✓ Three coat Dulux premium paint system
- ✓ Quality floor coverings - carpet & tiles throughout
- ✓ Superior LED lighting package throughout entire house (excl. garage)
- ✓ Designer kitchen with Westinghouse stainless steel cooktop, oven & range hood
- ✓ Overhead cupboards & stainless-steel dishwasher
- ✓ 3 x split system air conditioners
- ✓ Ceramic tiled splashbacks to kitchens & laundries
- ✓ 20mm stone benchtops to kitchens and bathrooms
- ✓ Developer and covenant approval
- ✓ Building approval and water application fees included
- ✓ Colorbond roof & barrier screens to windows & doors
- ✓ Ceiling fans in every bedroom, living area & alfresco
- ✓ Approved Fire Separation wall between Dwelling A & B
- ✓ 20 Year structural guarantee

# KEILOR 227 (3+2)



## Dwelling A:

Living	94.28 m <sup>2</sup>
Garage	20.83 m <sup>2</sup>
Porch	1.76 m <sup>2</sup>
Alfresco	6.23 m <sup>2</sup>
Soffit Area	14.94 m <sup>2</sup>
<b>Total</b>	<b>138.04 m<sup>2</sup></b>

## Dwelling B:

Living	43.83 m <sup>2</sup>
Garage	20.84 m <sup>2</sup>
Porch	2.24 m <sup>2</sup>
Alfresco	10.80 m <sup>2</sup>
Soffit Area	10.88 m <sup>2</sup>
<b>Total</b>	<b>88.59 m<sup>2</sup></b>
<b>Grand Total</b>	<b>226.63 m<sup>2</sup></b>