



## KEILOR 197 (3+2) ATTACHED SECONDARY DWELLING – METRO FAÇADE

FAÇADE IS FOR ILLUSTRATION PURPOSES ONLY.

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

LOT 295 STAGE 10A  
BESTOW, BURPENGARY

Land Size	420 m <sup>2</sup>
Land Price	\$214,700
Registration	Feb, 2020
House/Roof Area	196.84 m <sup>2</sup>
House Price	\$289,470

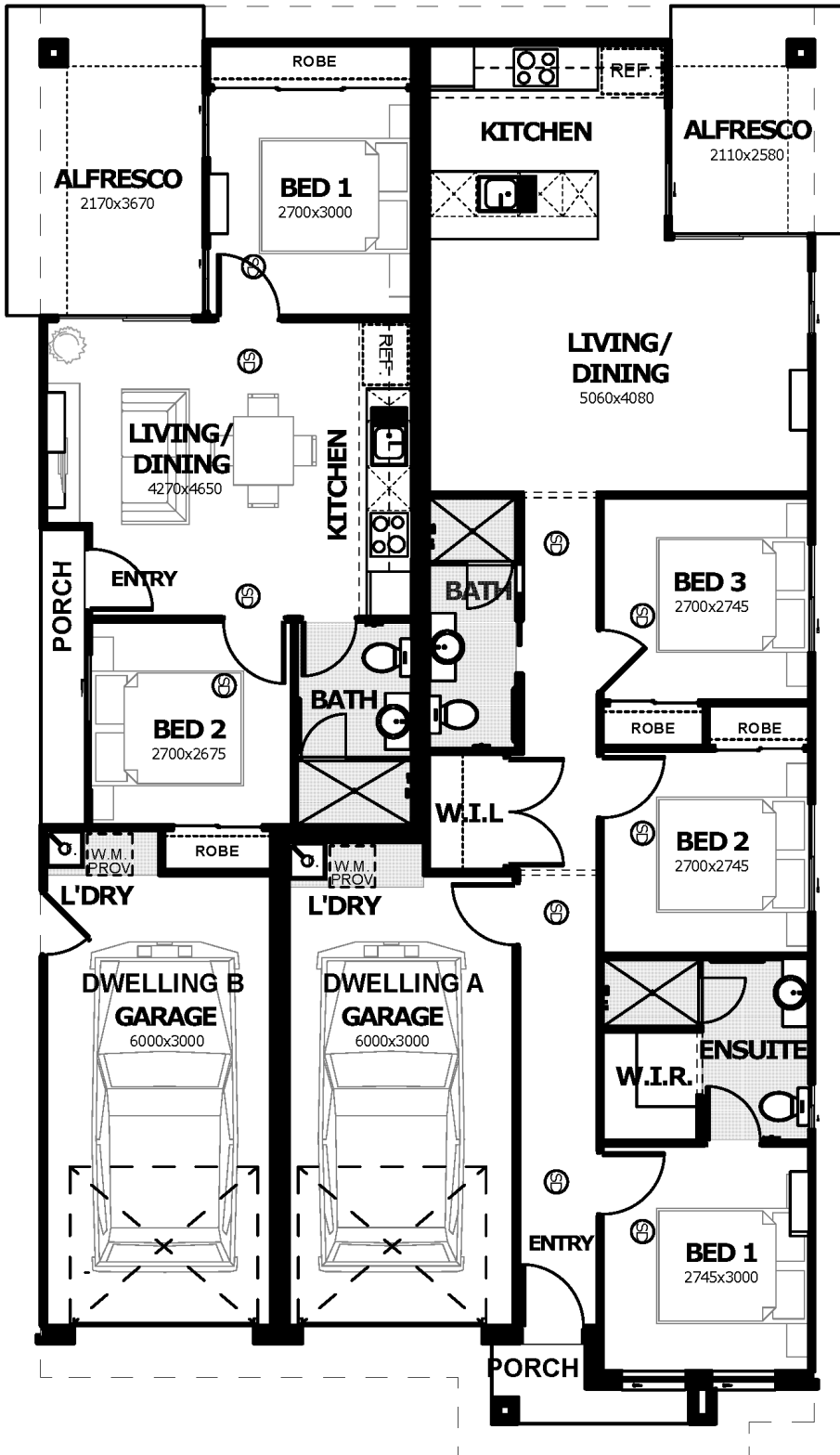
TOTAL FIXED TURNKEY PRICE:

# \$504,170

### PACKAGE HIGHLIGHTS

- ✓ Full Turnkey, Fixed Price, Gold Inclusions
- ✓ **Face brick to the front façade, lightweight cladding to sides and 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

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Dwelling A:	
Living	80.26 m <sup>2</sup>
Garage	20.47 m <sup>2</sup>
Porch	1.99 m <sup>2</sup>
Alfresco	7.15 m <sup>2</sup>
Soffit Area	5.43 m <sup>2</sup>
<b>Total</b>	<b>115.30 m<sup>2</sup></b>

Dwelling B:	
Living	44.82 m <sup>2</sup>
Garage	20.84 m <sup>2</sup>
Porch	2.36 m <sup>2</sup>
Alfresco	10.79 m <sup>2</sup>
Soffit Area	2.73 m <sup>2</sup>
<b>Total</b>	<b>81.54 m<sup>2</sup></b>
<b>Grand Total</b>	<b>196.84 m<sup>2</sup></b>