



## KEILOR 197 (3+2) ATTACHED SECONDARY DWELLING – URBAN FACADE

FAÇADE IS FOR ILLUSTRATION PURPOSES ONLY. PARTIAL RENDER TO FRONT FAÇADE ONLY

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

## SINGLE CONTRACT

LOT 309 STAGE 10A  
BESTOW, BURPENGARY

Land Size	405 m <sup>2</sup>
Registration	Feb, 2020
House/Roof Area	196.84 m <sup>2</sup>

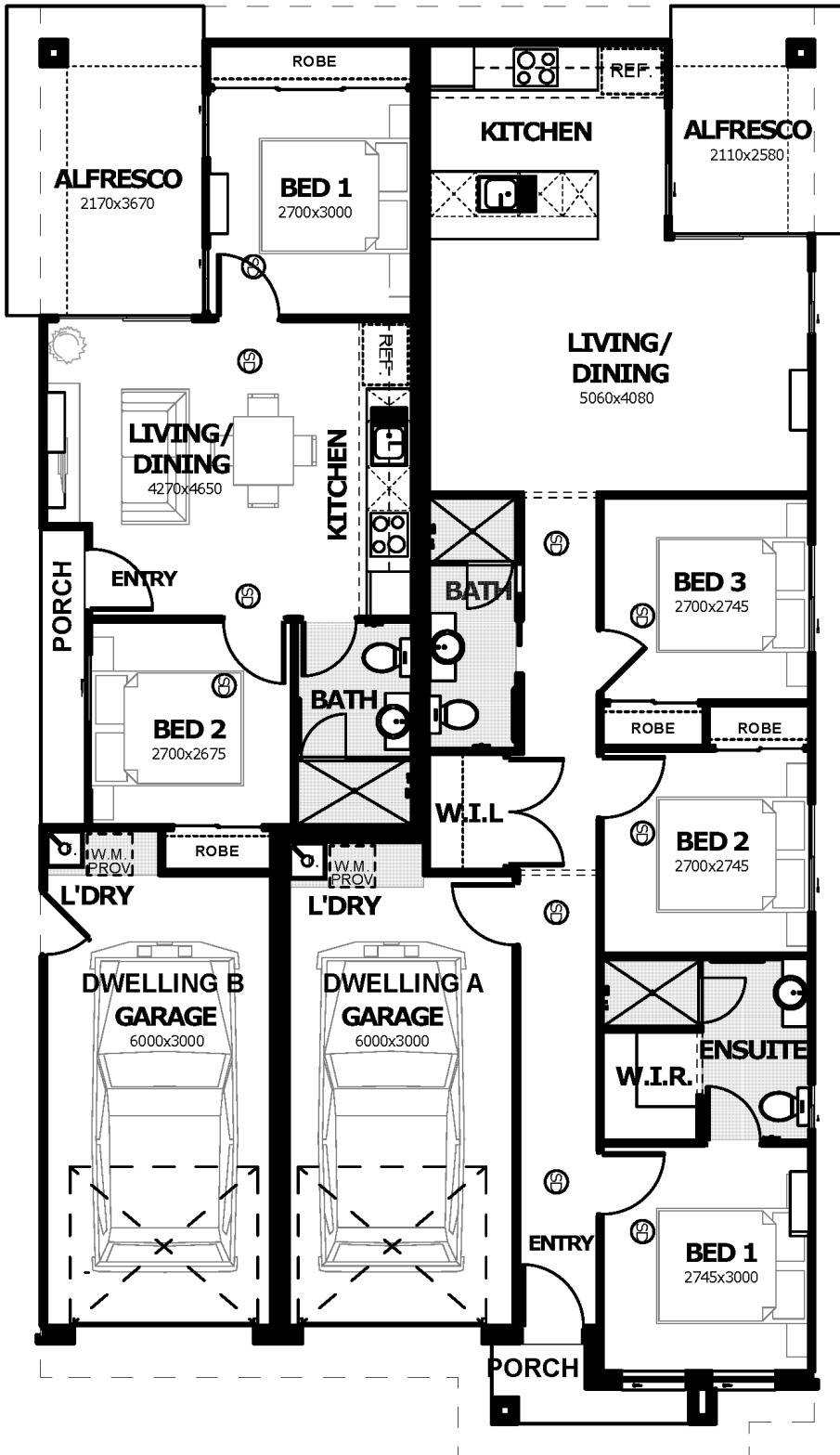
TOTAL FIXED TURNKEY PRICE:

# \$531,195

## PACKAGE HIGHLIGHTS

- ✓ Full Turnkey, Fixed Price, Gold Inclusions
- ✓ **Face brick & partial render 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
- ✓ **Category 1 Acoustic construction requirement**
- ✓ 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
- ✓ **BAL 12.5 Bushfire Construction requirement**

# KEILOR 197 (3+2)



<b>Dwelling A:</b>	
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>

<b>Dwelling B:</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>