



## TORQUAY 249 (3+3) DUPLEX - METRO FAÇADE

FAÇADE IS FOR ILLUSTRATION PURPOSES ONLY. – RENDER TO FRONT FAÇADE NOT INCLUDED

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

LOT 6 HIGHGROVE ESTATE,  
DEEBING HEIGHTS

Land Size	750 m <sup>2</sup>
Land Price	\$299,000
Registration	Registered
House Size	248.97 m <sup>2</sup>
House Price	\$348,637

TOTAL FIXED TURNKEY PRICE:

# \$647,637

## PACKAGE HIGHLIGHTS

- ✓ Full Turnkey, Fixed Price, Silkwood Gold Inclusions
- ✓ Large range of face bricks to all façades
- ✓ Exposed aggregate driveway & turfing to entire lot
- ✓ Full timber paling 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
- ✓ 2 x split system air conditioners per dwelling
- ✓ Ceramic tiled splashbacks to kitchens & laundries
- ✓ 20mm stone benchtops to kitchens and bathrooms
- ✓ **Council headworks and infrastructure charges included**
- ✓ 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

# TORQUAY 249 (3+3)

Dwelling A:	
Living	92.91 m <sup>2</sup>
Garage	22.20 m <sup>2</sup>
Porch	1.87 m <sup>2</sup>
Alfresco	7.55 m <sup>2</sup>
<b>Total</b>	<b>124.53 m<sup>2</sup></b>

Dwelling B:	
Living	92.88 m <sup>2</sup>
Garage	20.38 m <sup>2</sup>
Porch	1.11 m <sup>2</sup>
Alfresco	10.07 m <sup>2</sup>
<b>Total</b>	<b>124.44 m<sup>2</sup></b>
<b>Grand Total</b>	<b>248.97 m<sup>2</sup></b>

