

Lot 242 Blade Circuit, Fraser Rise

Land Size: 313m²

\$810,590.00

First Home Buyers - save a further \$10,000

Society1056

Modena 265



Inclusions:

Guaranteed Fixed Site Costs including Rock Removal
Council & Developer Requirements
Termite Protection (Part A)
BAL12.5 Bushfire Requirements (if applicable)
7 Star thermal energy efficient
NCC Liveable Housing & Whole of Home requirements
10 Year Structural Warranty
6 Months Maintenance

2590mm High Ceilings to Ground Floor
2440mm High Ceilings to First Floor

Face Brickwork to Ground Floor with Feature Render to facade
Concrete Tiled Roof, Colorbond Fascia, Gutter & Downpipes
Double Glazed Awning Windows & Sliding Doors
Flyscreens to all openable windows
Locks to all openable windows & sliding doors
Panel Lift Garage Door with Remote Control including 2 handsets
Feature Glazed Entry Door & Feature Entry Door Lever Handle

Laminate Flooring throughout living areas
Carpet throughout remainder of the home
3 Coat Haymes Paint to Walls
67 x 18mm Skirting & Architrave
Designer Chrome Lever door handles

LED Downlights to Entry, Kitchen, Meals & Family
TV Aerial connected to roof space
Stainless Steel Feature Up/Down Lights to Façade

Solar Panel Gas Hot Water System
2.2KW Solar Photovoltaic (PV) System
R2.5 External Wall Insulation & R6.0 Ceiling Insulation
Ducted gas heating with vents to all living rooms & bedrooms

20mm Stone Benchtops throughout Kitchen
900mm Omega S/Steel Freestanding Oven/Cooktop
900mm Omega S/Steel Canopy Rangehood
600mm Omega S/Steel Dishwasher
4 of. Pot Drawers to either side of oven
Overhead Cupboards with Plaster bulkhead
Designer Upgrade Double Bowl Kitchen Sink
Designer Upgrade Chrome Lever Kitchen Sink Mixer Kitchen

20mm Stone Benchtops to Bathroom, Ensuite & Powder Room
Double Vanity with additional basin to Ensuite
900 x 1200mm Tiled Shower base to Ensuite
900 x 900mm Tiled Shower bases to remaining showers
Designer Shower Rail/Rose & Mixers to showers
Semi-Frameless Shower screens with pivot doors
Laminate base cabinet & 20mm Stone benchtop to laundry
Privacy locks to all Bathrooms, WC & Powder Room
Toilet Roll Holders throughout
Towel Rails throughout
Towel Rings throughout

Coloured Concrete Driveway (up to 30m²)



Alozen Facade

Dimensions:

Exterior Width:	10.65 m	Exterior Length:	15.68 m
Area (m ²):	245.00 m ²	Area (Sq):	26.50 Sq.
Family:	3.8 x 4.5m	Bed 2:	3.4 x 3.6m
Meals:	5.0 x 3.0m	Bed 3:	3.7 x 3.4m
Living:	3.4 x 4.3m	Bed 4:	3.1 x 3.4m
Master Bed:	4.6 x 3.6m	Alfresco:	3.8 x 3.2m



The information contained in this flyer is to be used as a guide only. The flyer was completed prior to engineering and construction of the particular home therefore design, engineering, dimensions, fittings and specifications are subject to change and will be specified in the final purchase and/or construction contract. This flyer does not constitute part of an offer or contract.

Prospective purchasers should rely on their own enquiries, legal advice and the contract of sale. Please contact our office if you have any questions regarding the property.

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