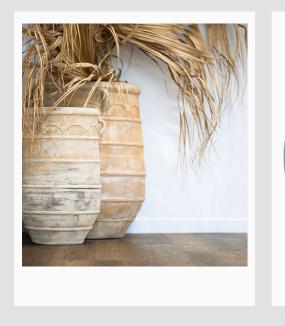


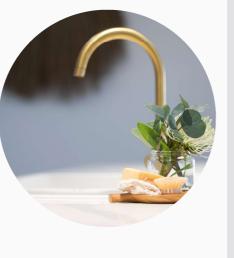




### Lot 195 Moreton Drive Avalon Estate

Package price from: \$717,590







# CUSTOMISE YOUR WAY

## ⊨4 ≜2 ⊟2 ⊜2

House Size: 221.63m<sup>2</sup> Land Size: 643m<sup>2</sup>

\*Príced to assumed maxímum class H1 soíl type



### **Essence Level Inclusions**

#### PRELIMINARYS:

- Standard Authority application fees
- WH&S & Qleave fees ٠
- Course of construction Insurance
- Consultants fees
- C2 Wind design rating
- Up to Class "M" site classification using Waffle Raft System

#### SERVICES:

- Standard Electrical meter supply charges
- Underground single phase power 20Im •
- NBN service rough in 20Im •
- Sewer connection 40Im •
- Water connection & meter charges •
- Stormwater connection 15m •

#### **EXTERNAL**:

- Façade as noted on plans
- Rendered Masonry block with feature cladding as noted on plans •
- Colorbond Roofing Fascia & gutters
- Colorbond Panalift garage Door with remote
- Two external hose taps
- Powder cote Letterbox & Para-line cloths line
- Exposed Aggregate Driveway 50m2

#### Kitchen

- 600mm Elec Cooktop, Oven & concealed Rangehood •
- 600mm Dishwasher •
- Polytec Laminate kitchen cabinets & Stone Tops •
- White Sink & Tap Mixx Shea range

#### WC, Bathroom & Ensuite

- Laminate Vanity cabinets & Laminate benchtops
- Countertop Basin with tap in Mixx Shea range •
- Double Towel Rail & toilet roll holder. •
- Duel Flush Toilets •
- Freestanding bathtub where noted on plan •
- Screenless Showers or Fully Framed • where shown on plans









#### Laundry

- Laminate Laundry cabinets & Laminate bench tops •
- SS Drop in Tub with mixSS Drop in Tub with mixer Hot & Cold ٠ washing machine taps

#### Structure & linings internal

- 2600mm wall height (Approx) •
- H2 Treated Pine framing ٠
- 10mm Plasterboard wall linings •
- 55mm cove cornice ٠
- H2 Treated pine skirting & architraves •

#### Finishes

- Dulux paint system Internal & External
- Essence Range Ceramic floor & wall tiles to wet areas as • required
- Essence Range Vinyl Plank flooring to open living areas ٠
- Essence Range Carpet flooring to Media, bedrooms & robes •
- Linen cupboard 4 full length shelves •
- Bedroom robes 1 nest of shelves & 1 full length shelf to each ٠

#### Windows & Doors

- Aluminium framed windows & sliding glass doors
- ٠ Insect screens to all windows
- Security Grill screens to Sliding glass doors ٠
- Feature Front door & door hardware ٠
- Flat panel internal doors with lever door furniture •
- Polytec Sliding Robe doors linen & bedroom robes

#### Internal services

- 250L Elec Hot water unit
- Electrical Meter switch board •
- NBN compliant data wall mounted cabinet ٠
- Daikin inverter Split system AC to bed 1 & main living area ٠
- TV Antenna points ٠
- LED down lights ٠
- Clipsal Iconic switch plates & GPOs ٠
- Ceiling fans to all bedrooms ٠
- Acrylic fans to living, dining & alfresco ٠
- Solar System
- ٠

All drawings are artistic impressions only. Any furniture shown is for illustration purposes only and not included in the price. Gemini Homes (QLD) Pty Ltd reserves the right to change prices and inclusions without notice or obligation. All plans are exclusively owned by Gemini Homes (QLD) Pty Ltd and must not be copied or reproduced wholly or in part in any form without written permission of Gemini Homes (QLD) Pty Ltd. This includes making changes with intent to change the plan by 10% or more. Any infringement on this Copyright will result in legal action being taken by Gemini Homes (QLD) Pty Ltd against all parties involved. Please note minimum width measurements are subject to individual site plans.



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