



# CUSTOMISE YOUR WAY





Lot 195 Moreton Drive Avalon Estate

Package price from: \$729,590



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

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

Príced to assumed maxímum class H1 soíl tu:



# **Essence Level Inclusions**

#### PRELIMINARYS:

- Standard Authority application fees
- WH&S & Qleave fees
- 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 20lm
- 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

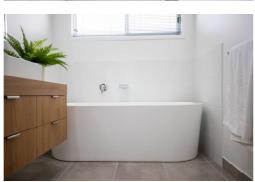
- 600mm Elec Cooktop, Oven & concealed Rangehood
- 600mm Dishwasher
- Polytec Laminate kitchen cabinets & Stone Tops
- White Sink & Tap Mixx Shea range

#### 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 washing machine taps

# Structure & linings internal

- 2600mm wall height (Approx)
- H2 Treated Pine framing
- 10mm Plasterboard wall linings
- 55mm cove cornice
- 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
- 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

#### Windows & Doors

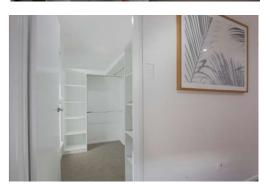
- Aluminium framed windows & sliding glass doors
- Insect screens to all windows
- Security Grill screens to Sliding glass doors
- Feature Front door & door hardware
- Flat panel internal doors with lever door furniture
- Polytec Sliding Robe doors linen & bedroom robes

# Internal services

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









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