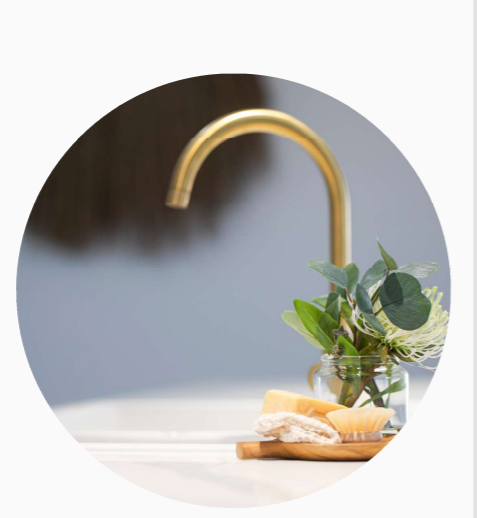




**Mandalay 190**  
\*Illustration only



Lot 209 Shiers Court  
Avalon Estate



Package price from: \$672,440

House Size: 192.41m<sup>2</sup>

Land Size: 617m<sup>2</sup>

\*Priced to assumed maximum class H1 soil type

CUSTOMISE YOUR WAY

## 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 20lm
- NBN service rough in 20lm
- Sewer connection 40lm
- 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

