

# ESSENTIALS PLUS

## HOME & LAND PACKAGE



4 BED 2 BATH 2 CAR

**LOT 132**  
**Fourth Avenue, Austral, NSW**

**\$699,900.00\***

**Land Size 317.5 Sqm House 173.0 Sqm**

- Fixed Site and BASIX Costs\*\*
- Concrete Driveway & Separate Entry Path
- Fully Ducted Air Conditioning
- 2550mm High Ceilings
- Combination of Carpet and Tiling
- Vertical or Roller blinds to all clear glazed windows
- 20mm Kitchen and Vanity Stone Benchtops (excludes waterfall panels)
- 6 Months Maintenance Warranty (Twice the industry average)

**Contact details:**

Julie Hoang 02 9826 5268 0422 866 839  
jhoang@jandsonhomes.com.au

**Site address:** Eighth Avenue, Austral

**Office address:** 8 Clement Road, Edmondson Park, NSW, 2174

**www.jandson.com.au**



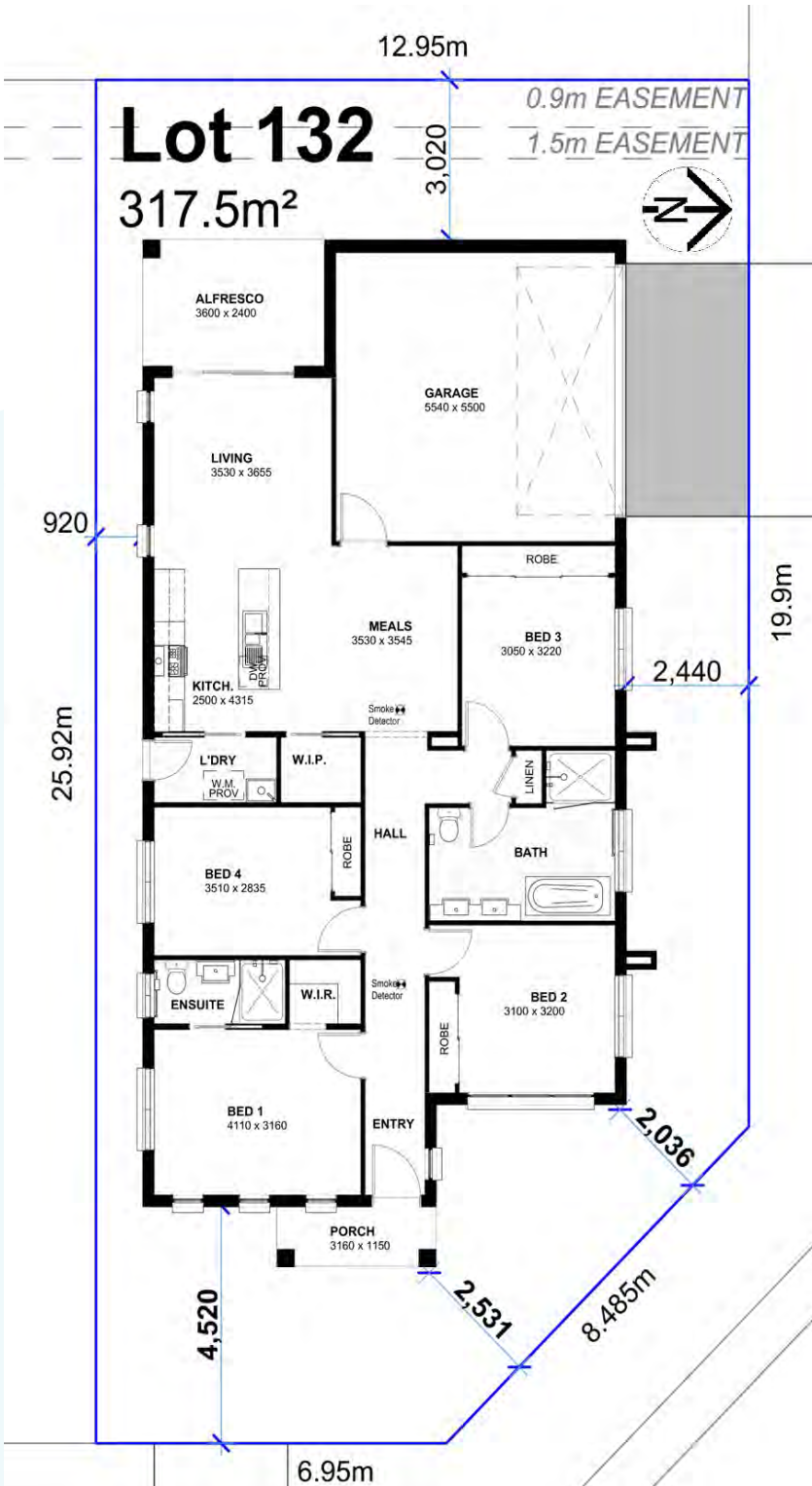
**ESSENTIALS  
PLUS**  
BY JANDSON

## STANDARD INCLUSIONS

- Coloured Concrete Driveway and front entry Path.
- Carpet and Tiling throughout internal living areas as applicable
- Stainless Steel Kitchen Appliances
- Tiled Splashback to underside of Kitchen overhead Cupboards.
- Washable 3-coat paint system to the internal walls
- Stegbar Semi-Frameless Shower Screens
- Flick mixer taps to all Vanities, Baths and Showers applicable
- Close coupled Toilet seats
- Polytec Sheen or Matt finish to Kitchen Cupboards
- Remote Control Garage Door Opener with two (2) remotes
- Dux "Endurance 26N50" continuous flow gas hot water service.
- 2550mm High Ceilings.
- Alarm System
- Heavy duty Sarking
- Brandford wall insulation (R1.5) and ceiling insulation (R2.5)  
*Plus much more. Please ask your sales consultant for more details.*

## LOT 132 DEVELOPMENT DATA

SITE AREA	317.5sqm
LIVING AREAS	126.8sqm
GARAGE	33.88sqm
PORCH	03.63sqm
ALFRESCO	08.64sqm
<b>TOTAL</b>	<b>173.0sqm</b>



Site Plan