



**HOME PACKAGE
PLUS
HOME
& LAND
PACKAGE**

Artists impression only

4 BED 2.5 BATH 2 CAR

**LOT 99
Proposed Road, Oakville, NSW**

\$1,215,900.00*

Land Size 375 Sqm House 248.7 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 Caesarstone Kitchen Benchtops (excludes waterfall panels)
- 6 Months Maintenance Warranty (Twice the industry average)

Contact details:

Helen Holton 0425 230 266 Pat Sullivan 0414 668 677

hholton@jandsonhomes.com.au

psullivan@jandsonhomes.com.au

Site address: Oakville

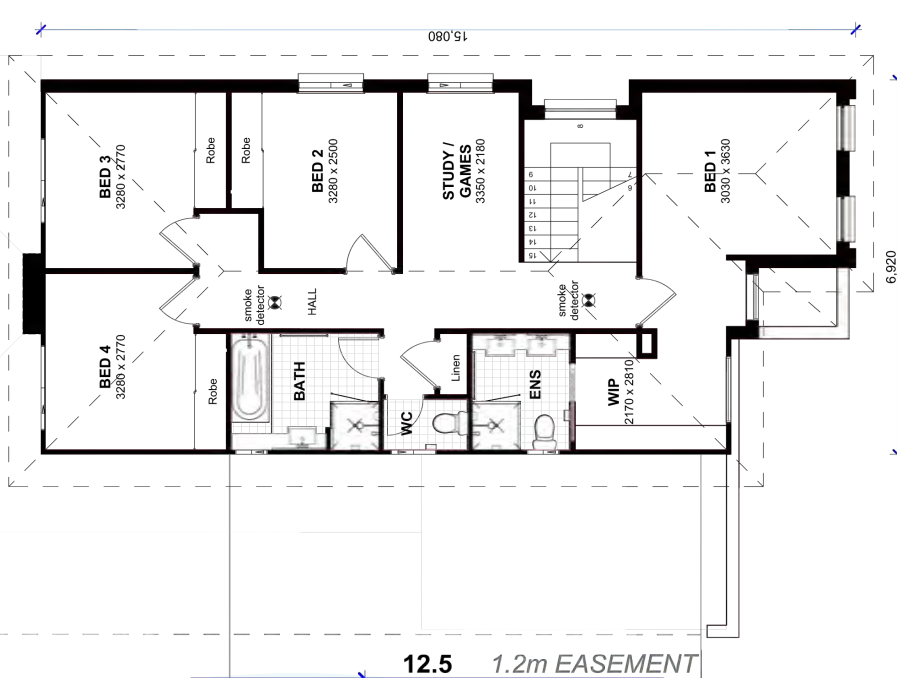
Office address: Jandson Homes, Ellison Street, Homeworld, Marsden Park, NSW

www.jandson.com.au



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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 99 DEVELOPMENT DATA

SITE AREA	375.0sqm
LIVING AREAS	186.3sqm
GARAGE	33.34sqm
PORCH	02.22sqm
ALFRESCO	26.89sqm
TOTAL	248.7sqm

PROPOSED ROAD



Site Plan

HOME PACKAGE PLUS

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BUILDERS LICENCE: 37957 *Price fixed subject to land registration by 30th June 2023
 Disclaimer: *All site costs are based on the available information at the time of printing this brochure. Standard site costs are fixed however additional charges may apply should increased deep edge beams be required over and above the original assessment and costings for the site. Price includes 'M' or 'H1' class slab (as required only) and does not cover costs incurred if rock excavation is required. nor does it cover any spoil removal from site. All spoil removal costs will be at the purchasers expense. Jandson Homes House and Land (H+L) Packages maybe subject to availability, developers design review panel, bushfire requirements, BASIX requirements & statutory approval. Images are for illustrative purposes and intended to provide a visual guide only. Jandson Homes is responsible for the obligations of the builder within the building contract only. H+L packages do not include retaining walls (if required) or fencing. Jandson Homes H+L Packages do not include stamp duty, legal fees or any other costs incurred associated to the purchase. Refer to individual contracts and Tenders for final details, terms and conditions. Jandson Homes reserves the right to withdraw any H+L Package at any time. Details are correct at time of printing and subject to change without notice or obligation. DATE:22/12/2021