

HOME & LAND PACKAGE

LOT 203 Cirrus Drive, Austral, NSW, 2179

# **\$1,073,900.00**\*

House Price \$353,900 - Land Price \$720,000 (Includes \$30,000.00 Landscaping Bonus) Land Size 396 Sqm | House 180.7 Sqm

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

Contact details:

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Artists impression only







## MARIJA STREET

Site Plan



- 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
- Rinnai continuous flow gas hot water service.
- 2550mm High Ceilings to ground floor only
- Alarm System
- Heavy duty Sarking
- Bradford wall and ceiling insulation as applicable to the design. R ratings as required only. *Plus much more. Please ask your sales consultant for more details.*

### LOT 203 DEVELOPMENT DATA

#### SITE AREA

TOTAL	180.7sqm
ALFRESCO	08.70sqm
PORCH	02.195QM
GARAGE	32.29sqm
LIVING AREAS	137.5sqм



396.0sqm



bisclaimer: \* Standard site costs are fixed however additional site specific charges will apply. Refer to Home Package Plus inclusions brochure for more information. Price includes 'M' or "H1" class slab (as required only) nd 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 to availability, developers design review panel, bushfire requirements, acoustic requirements & statutory approval. Additional charges may apply. Images, Jandson Homes House and Land (H+L) Packages only. Refer to individual contracts and tenders for final details, terms and conditions. Jandson Homes is responsible for the obligations of the builder within the building contract only. H+L packages do not include etaining walls (if required), landscaping or fencing. Jandson Homes H+L Packages do not include stamp duty, legal fees or any other costs incurred associated to the purchase. Jandson Homes reserves the right to individual experiment. Package et any time. Details are correct to mage and estimate no device or cost and the purchase. Jandson Homes reserves the right to individual experiment. Package et any time. Details are correct to mage and estimate no device or cost and the purchase. Jandson Homes reserves the right to individual experiment. Package et any time. Details are correct to mage and estimate or cost and the purchase. Jandson Homes reserves the right to individual experiment.