

HOME PACKAGE PLUS

HOME & LAND PACKAGE



Artists impression only

BED 4 BATH 2 GARAGE 2

LOT 204

Cirrus Drive, Austral, NSW, 2179

\$1,080,900.00*

House Price **\$360,900** - Land Price **\$720,000** (Includes **\$30,000.00 Landscaping Bonus**)

Land Size **396 Sqm** | House **188.7 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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Site address: Lot 204 Cirrus Drive, Austral, NSW, 2179

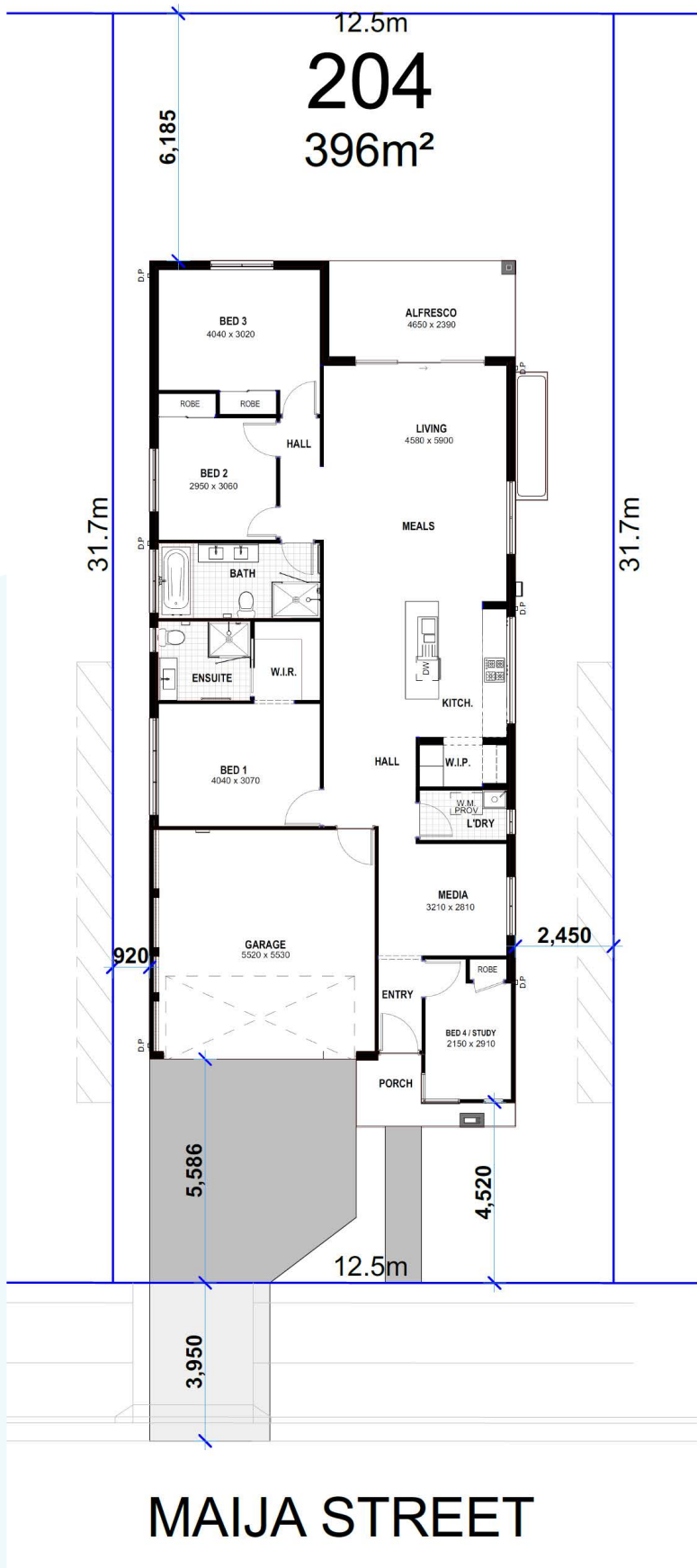
Office address: 45 Moon Street, Leppington, NSW, 2179

www.jandson.com.au



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Site Plan

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
- 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 204 DEVELOPMENT DATA

SITE AREA	396.0sqm
LIVING AREAS	139.7sqm
GARAGE	32.43sqm
PORCH	04.29sqm
ALFRESCO	12.35sqm
TOTAL	188.8sqm

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BUILDERS LICENCE: 37957 *Price fixed until 31st December 2024 subject to the below disclaimer.
Disclaimer: *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) 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 may be subject to availability, developers design review panel, bushfire requirements, acoustic requirements & statutory approval. Additional charges may apply. Images, dimensions and floor plans are for illustrative purposes 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 retaining 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 withdraw any H+L Package at any time. Details are correct at time of printing and subject to change without notice or obligation. DATE:10/07/2024