

4 BED 2.5 BATH 2 CAR

## LOT 8 Driftway Street, Austral, NSW \$1,070,900.00\*

Land Price \$630,000 - House Price \$440,900
Land Size 334 Sqm House Size 232.5 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:** 65-75 Gurner Avenue, Austral, NSW, 2179 **Office address:** 45 Moon Street, Leppington, NSW, 2179

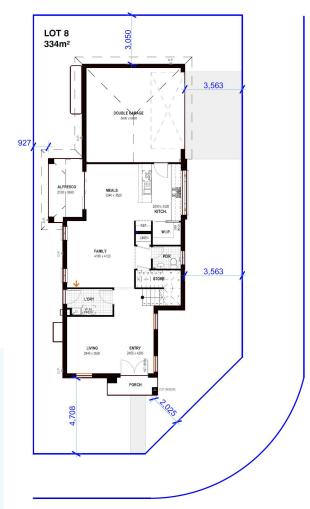
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Site Plan



**DRIFTWAY STREET** 



- · 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 where applicable
- Close coupled Toilet seats
- Polytec Sheen or Matt finish to Kitchen Cupboards
- Remote Control Garage Door Opener with two (2) remotes
- · Continuous flow gas hot water service.
- · 2550mm High Ceilings to ground floor only
- Alarm System
- Heavy duty Sarking
- Bradford wall and ceiling insulation as required by BASIX

Plus much more. Please ask your sales consultant for more details.

LOT 8

DEVELOPMENT
DATA

SITE AREA	334.3sqm
LIVING AREAS	182.5 SQM
GARAGE	38.67 SQM
PORCH	03.37 SQM
ALFRESCO	07.94 SQM

TOTAL 232.5 SQM



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