

# House & Land Package

Extensive Quality Inclusions

[www.casaview.com.au](http://www.casaview.com.au)



**Lot 3031 Duruga Ave Austral**

(In 49-57 Kelly St)

2.5 

2 

4 

**Package Price**

**\$1,244,900**

## Inclusions

- Ceramic floor tiles to living areas.
- 1200mm high wall tiling to ensuite x1 & main bath x 1.
- Carpet to remainder of house / double powers points throughout
- "Color On" concrete driveway (up to 50m2).
- Vertical blinds to all windows (exc. wet areas/garage)
- 5 sensor alarm package / Hume Panel carve internal doors.
- Flyscreens to all windows / Auto garage door opener.
- Heavy Duty sarking to roof.
- National Broadband Network (NBN) Setup works – basic
- Site fencing / internal external stairs as required.
- Standard BASIX requirements / Gas pack inc. connection.
- Site costs – incl all piercing to slab, geo tech site classification testing, landscape plan, all dirt removal & the following if required only by local authorities - Drop edge beams, rock excavation, H1 slab upgrade / salinity treatment to slab /sewer peg out and or Bal12.5 Bushfire construction.
- Extensive Casaview Homes standard inclusions.
- Incls upgrading dwelling to 7-Star minimum requirements - subject to formal ABSA certification

## + + + The Casaview 2025 Plus Package Inclusions + + +

- Actron fully ducted air conditioning, 2700mm ceilings GFL
- 6.6Kw Solar System
- 4 x internal ceiling fans, 1 x roof ventilator
- Soft close to joinery
- 20 LED downlights
- Fisher & Paykel 900mm Appliance package
- 40mm Caesarstone kitchen benchtop. 920mm wide
- Polytec Kitchen Joinery Doors & vanities
- Phoenix Arlo Tapware
- Oliveri Endeavor Double Sink
- Semi-frameless shower screens
- Shower niches, Smart Floor Waste
- Freestanding Bath tub, Seima Modia Toilet
- 2 & 4 Lamp Heat Light
- Heavy Duty Roof Sarking
- T2 House Frame
- 3 coat paint system
- R3.5 roof Insulation
- R2.0 ext wall insulation
- Omni Allure Front Door hardware
- 90mm Solid Pine Skirtings



# Lot 3031

4 

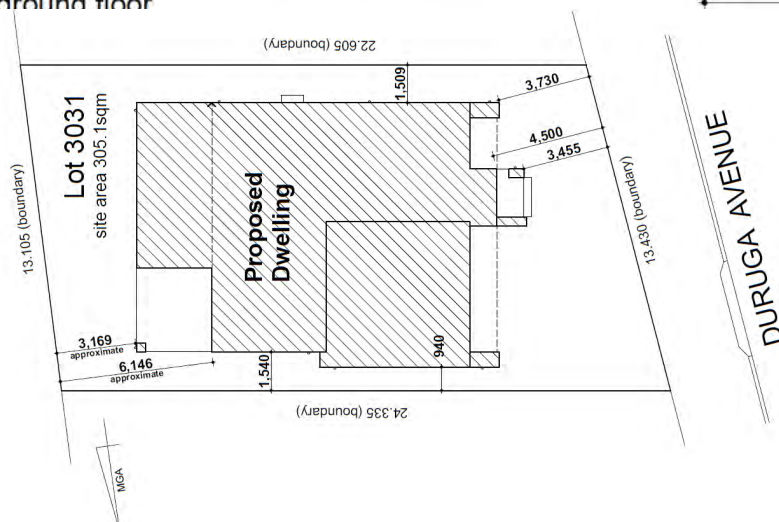
2.5 

2 

Land Size - 305.10m<sup>2</sup>

## Dwelling Detail

Ground Floor	94.96
GArage	33.44
Alfresco	10.08
Porch	2.49
First Floor	105.18
Open Area	8.94
<b>TOTAL</b>	<b>255.09M<sup>2</sup></b>



**Pandit Sharma - 0429 138 801 - [pandit@casaview.com.au](mailto:pandit@casaview.com.au)**

**Jim Svalina - 0438 162 497 - [jim@casaview.com.au](mailto:jim@casaview.com.au)**

CASAVIEW HOMES - A division of Casaview Constructions Pty Ltd. 1 Avalli Rd Prestons NSW 2170. Builders Licence No. 55277C. These flyers have been supplied by Casaview Homes. \* GST Inclusive. Casaview Homes reserves the right to revise the plans, specifications and pricing without notice or obligation. All drawings, photographs & 3D renderings are for illustrative purposes only and should be used as a guide only. Price is based on facade for face brick only. All designs are subject to relevant authority approval. Final pricing is subject to formal project quotation. Casaview Constructions PTY LTD trading as Casaview Homes. All designs are copyrighted to Casaview.

