

# 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)



**Package Price**

**\$1,274,900**

## 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.
- Incls Front Facade upgrades - Stone Cladd piers and front door and garage render as shown in 3D.
- Incls a \$10,000 cash back at project handover for your landscape & fencing.

## The Casaview 2026 Better Value Package at no extra cost

- 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

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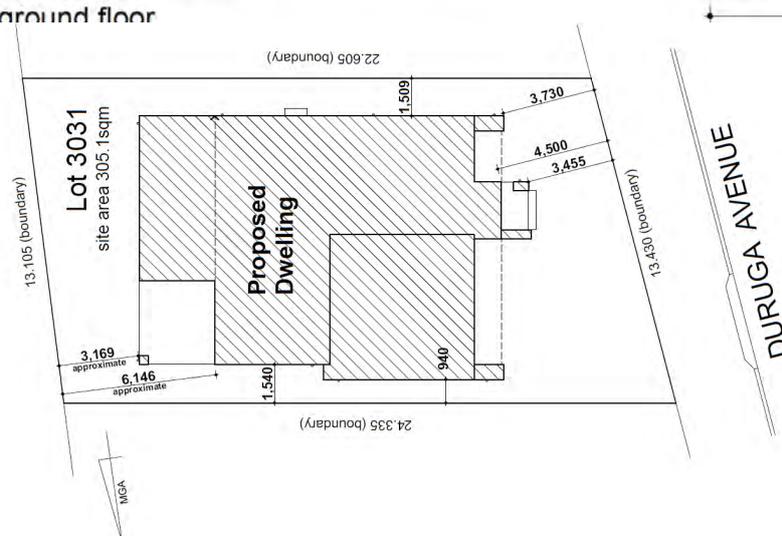
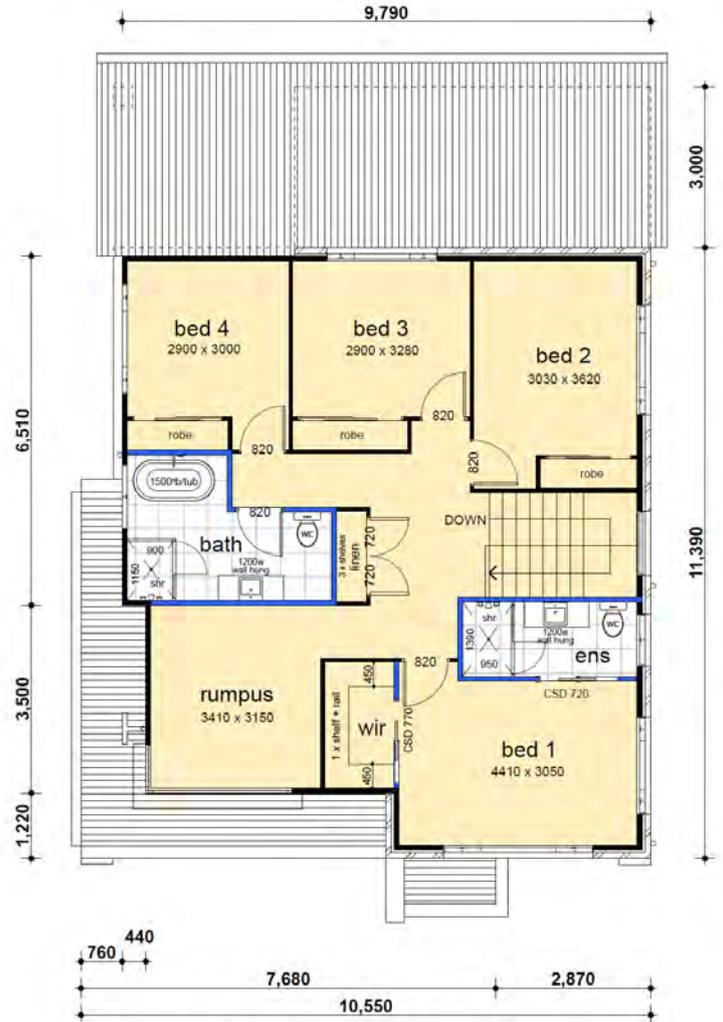
# Lot 3031



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)**

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