

# House & Land Package

Extensive Quality Inclusions



## Lot 308

**Thirteenth Ave Austral**  
(in 50-56 Thirteenth Ave Sub Division)

Package Price

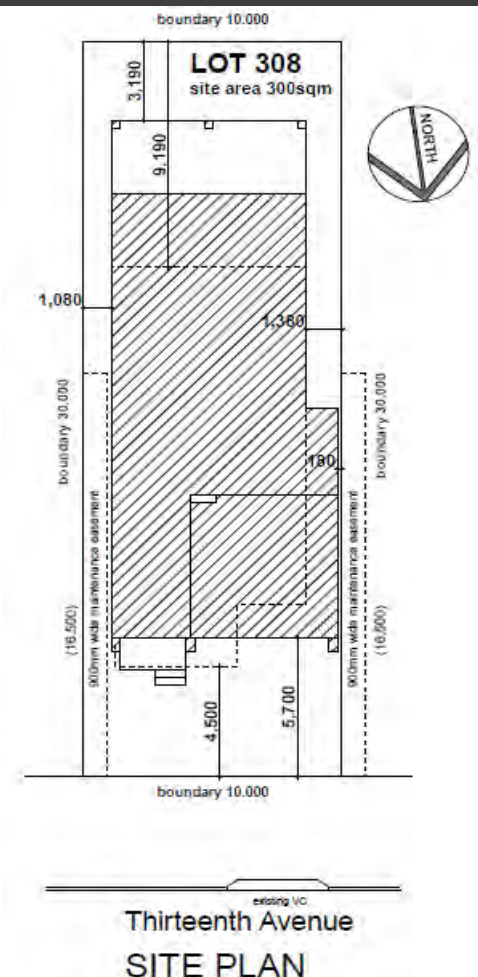
**\$1,217,000**

## Inclusions

### • Casaview 2025 Plus Package inclusions

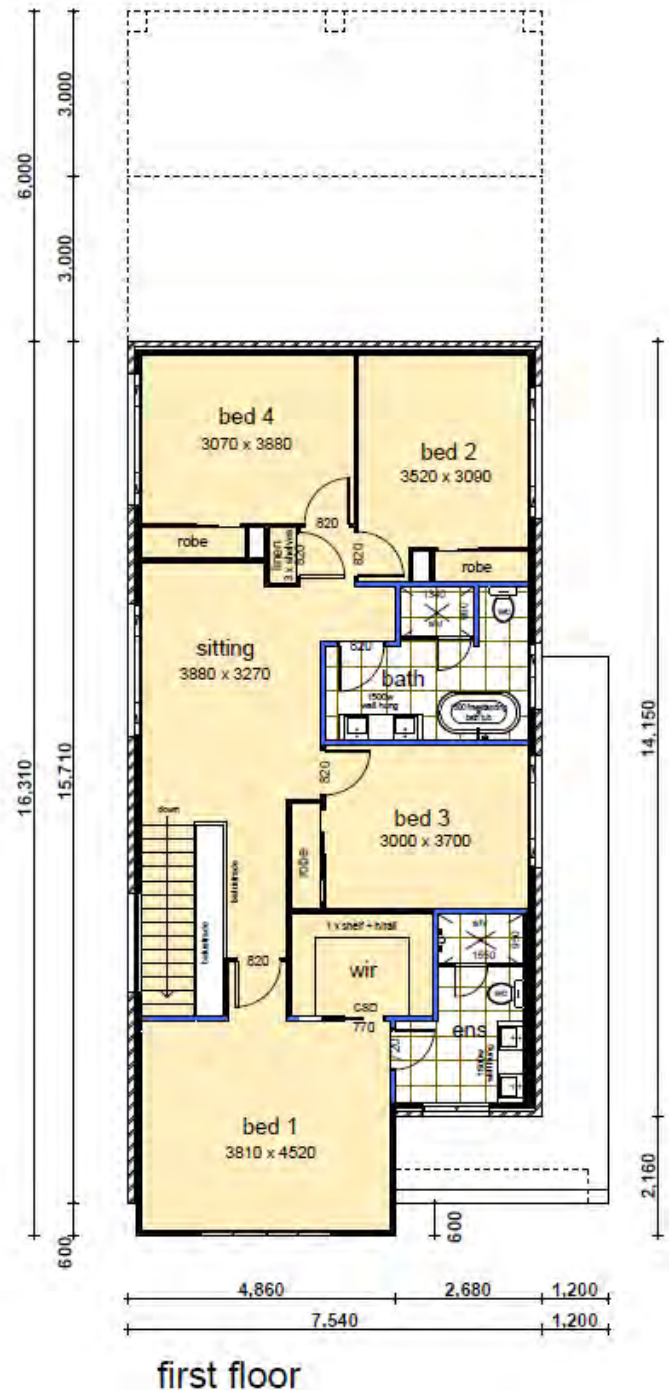
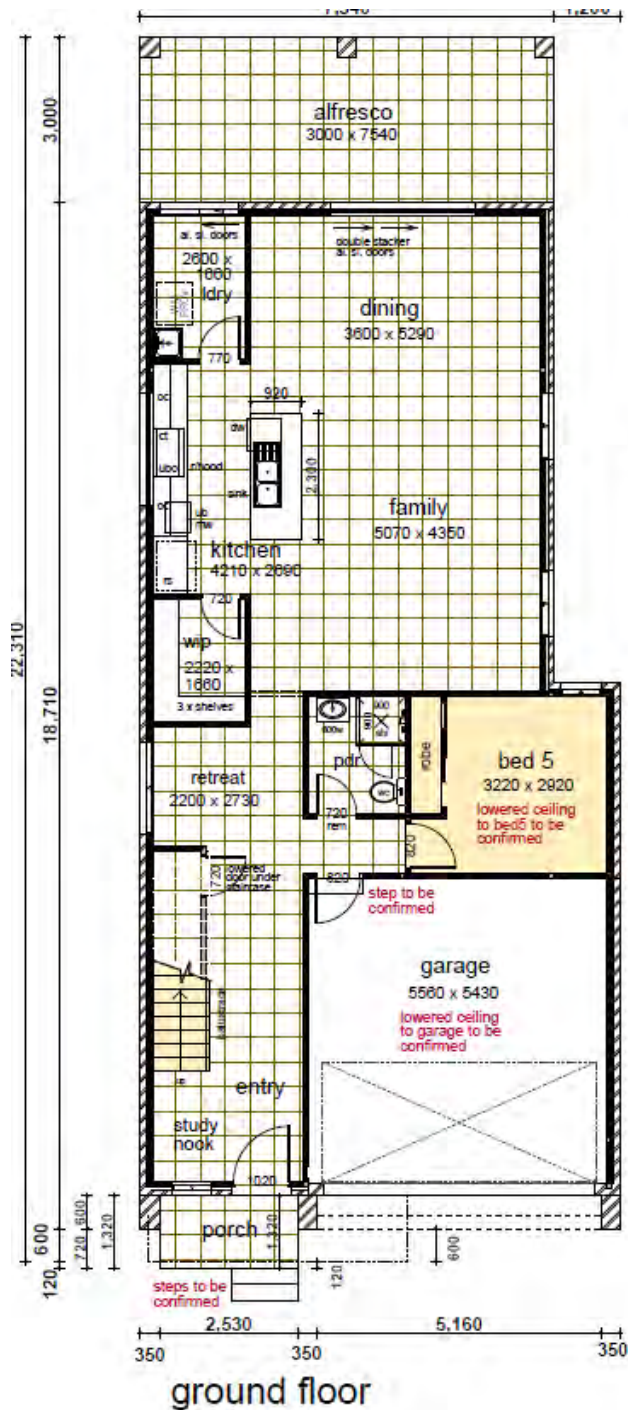
+ Actron fully ducted air conditioning + 2700mm ceilings + 6.6Kw Solar + 4 x ceiling fans + 1 x roof ventilator + soft close to joinery + 20 LED downlights ++ **34 more upgrades in CASA Collection.**

- Ceramic floor tiles to living areas.
- 1200mm high wall tiling to ensuite x1 & main bath x 1.
- Carpet to remainder of house / double power 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 piling 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

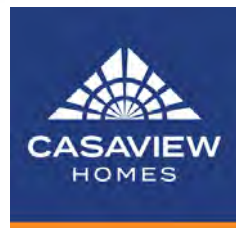


5  3  2 

| Land Size    | 300.00m <sup>2</sup> |
|--------------|----------------------|
| Ground Floor | 115.30               |
| First Floor  | 117.09               |
| Garage       | 33.10                |
| Porch        | 7.74                 |
| Alfresco     | 22.62                |
| Total        | 295.85m2             |



**Contact Pandit 0429 138 801 or Jim 0438 162 497 | [www.casaview.com.au](http://www.casaview.com.au)**



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