# House & Land Package

Extensive Quality Inclusions 5 Bedrooms - 3.5 Bathrooms



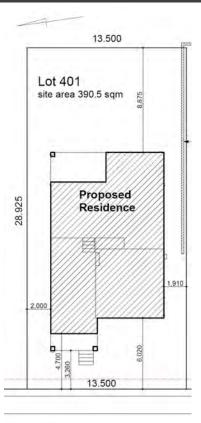


## Lot 401

Boyd St Austral (37-39 Kelly St)

**Package Price** 

## \$1,208,000





#### Inclusions

- · Casaview Opulence Package upgrades plus
- Actron fully ducted air conditioning
- 2700mm ceilings to GFL.
- 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 / Corinthian Panel carve internal doors.
- Flyscreens to all windows / Auto garage door opener.
- Heavy Duty sarking to roof.

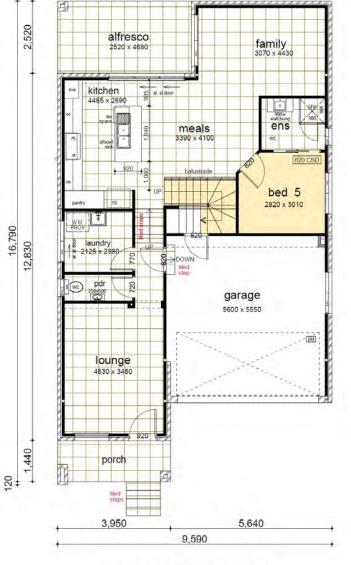
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- National Broadband Network (NBN) Setup works basic
- Site fencing / internal external stairs as required.
- Standard BASIX requirements / Gas pack inc. connection.
- Site costs incl all piering to slab, geo tech site classification testing, landscape 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

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Lot 401			
4 🖿	3.5 🖨	2 🚔	

Land Size	390.50m²	
Ground Floor Garage Porch First Floor	94.21 33.76 5.73 103.77	
Alfresco Total	11.79 249.26m2	



ground floor plan



### first floor plan



#### Contact Pandit 0429 138 801 or Jim 0438 162 497 | www.casaview.com.au

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