

# House & Land Package

Extensive Quality Inclusions



## Lot 401

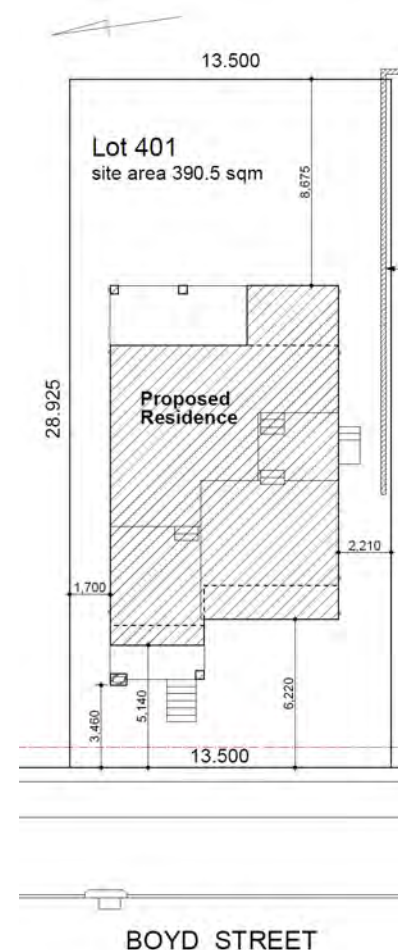
Boyd St Austral  
(37-39 Kelly St)

Package Price

\$1,217,000

## 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.
- 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

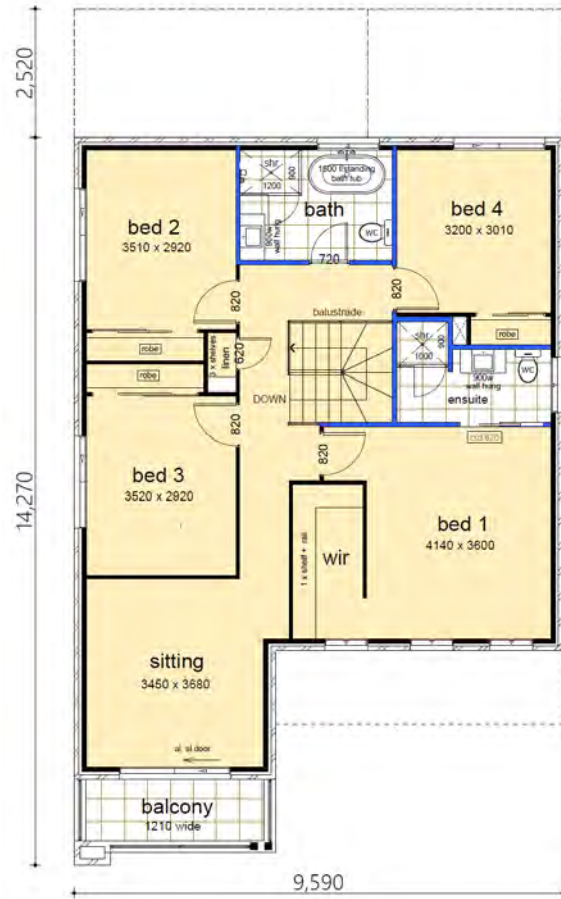
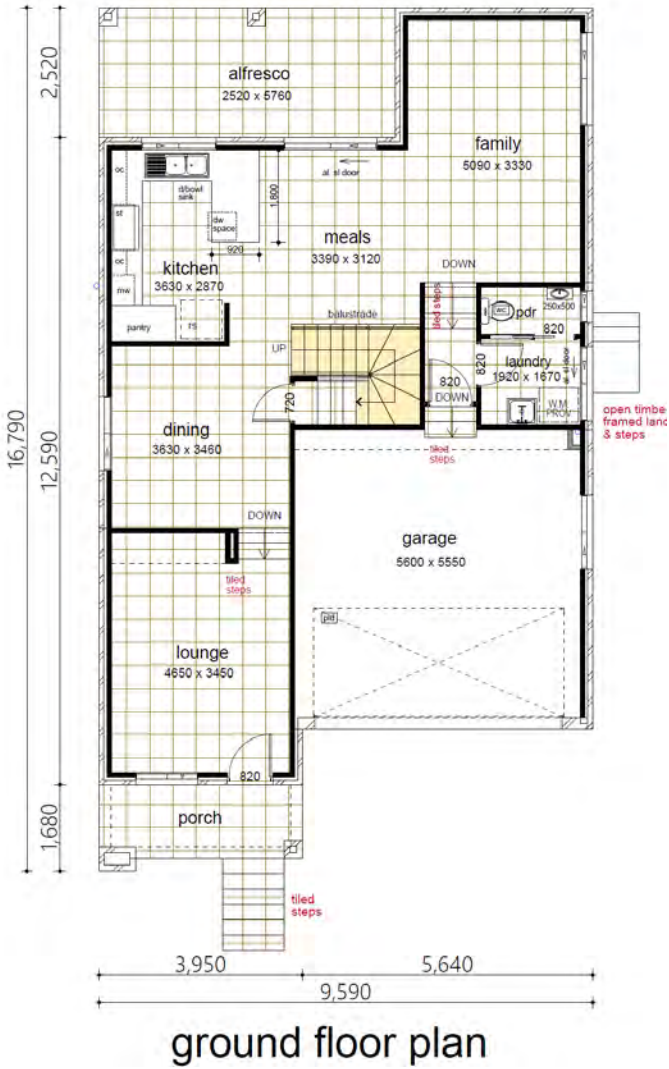


# Lot 401

4  2.5  2 

Land Size 390.50m<sup>2</sup>

Ground Floor	90.54
Garage	33.76
Porch	5.86
First Floor	106.53
Alfresco	14.52
Balcony	5.86
Total	257.07m <sup>2</sup>



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