

# HOUSE & LAND PACKAGE



BUILDING WITH EXCELLENCE  
SINCE 1994

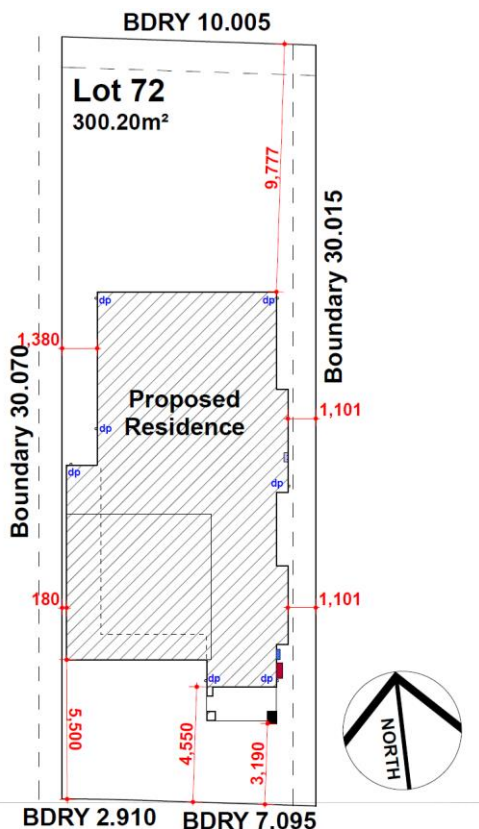


**PACKAGE PRICE**  
**\$1,139,000**

**Lot 72 (in No 122-138 Menin Rd & 58- 62 Boundary Rd) Oakville**

#### 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 / Granitgard Termite Protection.
- 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.



PROPOSED ROAD

**Visit [www.casaview.com.au](http://www.casaview.com.au) or phone 8783 8800**

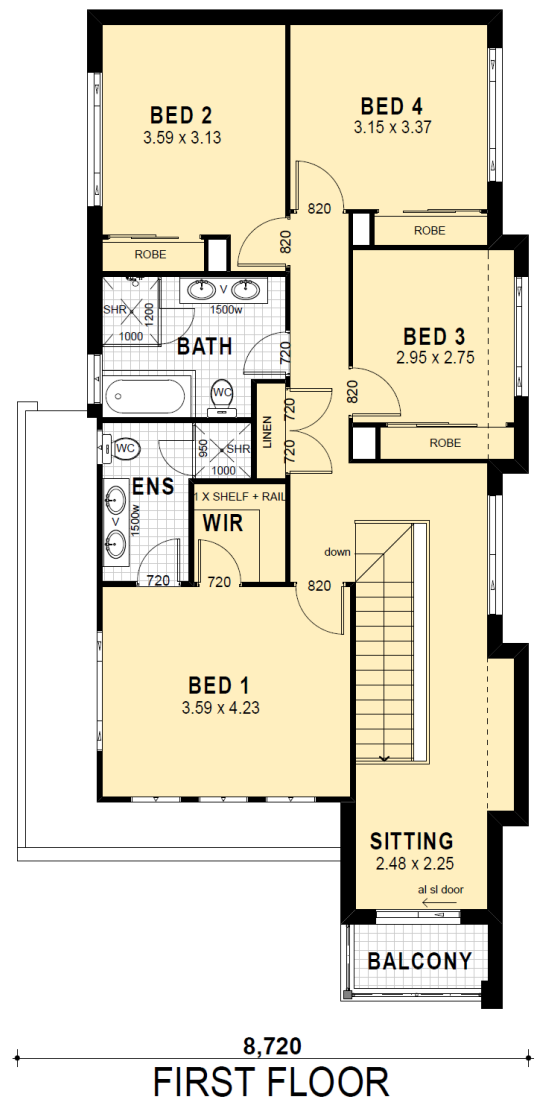
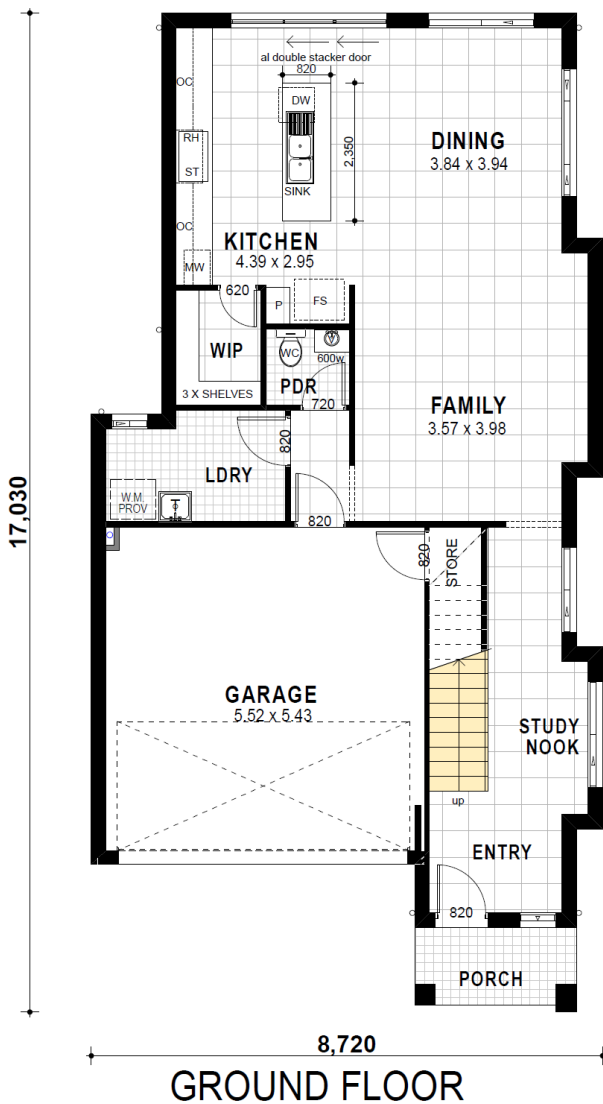
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Lot 72 – Primavera – modified (Beta Façade) – 228.75m<sup>2</sup>

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| FLOOR AREAS     |                             |
|-----------------|-----------------------------|
| 1. GROUND FLOOR | 85.33                       |
| 2. GARAGE       | 32.66                       |
| 4. PORCH        | 3.67                        |
| 5. FIRST FLOOR  | 103.42                      |
| 6. BALCONY      | 3.67                        |
|                 | <b>228.75 m<sup>2</sup></b> |



**Contact Jim 9627 4057 or 0438 162 497 for more information**