



QUARTET

**Lot 1277**  
Townhome, Windermere

**\$699,400**

 5  3.5  2

LAND AREA: 248 m<sup>2</sup>  
HOUSE TOTAL AREA: 241 m<sup>2</sup>

### LANDSCAPING INCLUDING:

- ✓ Coloured concrete driveway and footpaths
- ✓ Turf to front & rear
- ✓ Plant to front yard
- ✓ 1.8m height fencing and 1 X gate
- ✓ Clothes line and letter box

### INCLUSIONS:

- Fix site cost (Up to \$25,000)
- 22.5 degrees roof pitch with 450mm eaves overhang (subject to design)
- Roof sarking and wall wrap to external framed walls.
- Flickguard termite protection system
- Ground floor is 2590mm ceiling height and first floor is 2450mm ceiling height.
- Ceramic tiles (10 years warranty on supply only) to porch, entry, living, kitchen and alfresco
- Flyscreens screen to window opening sashes & eternal hinged and sliding dorrs (non-security)
- Split system in master room and living room.
- 20mm stone kitchen bench top
- 900mm kitchen appliance package
- Taubman's 3 coating system
- 15 LED downlights(subject to design)
- Blinds
- Glass Splashback (subject to design)
- Alarm package
- Award winning Steel-line garage door with remote control

**H&T HOMES** LIVING INCLUSIONS

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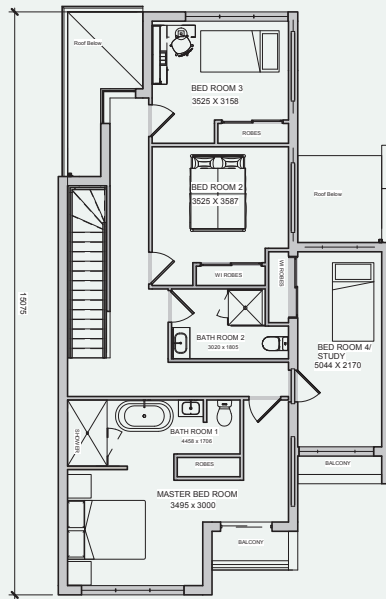
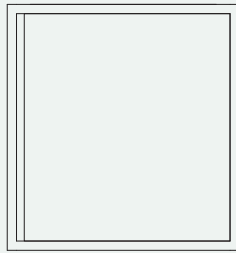
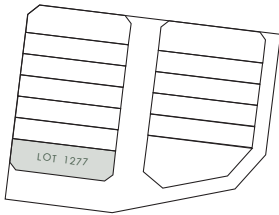


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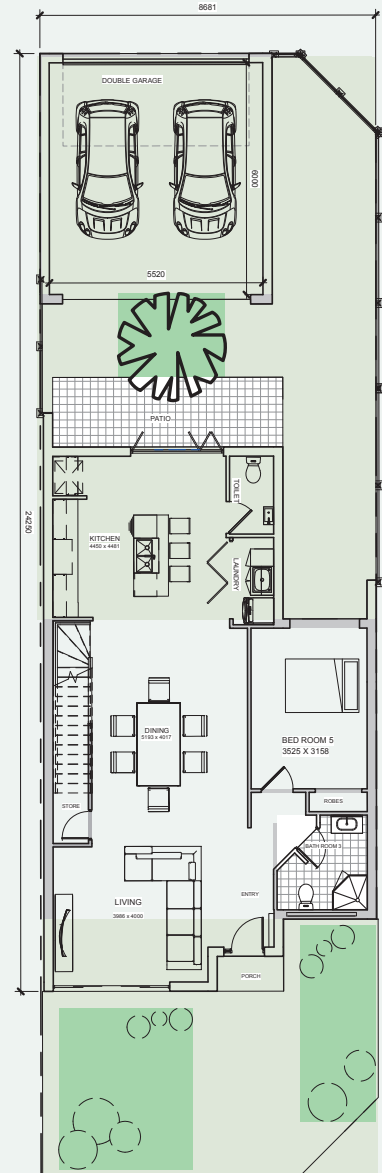
## 5 Bedroom Townhome

**5 BEDROOM  
3.5 BATHROOM  
2 CARSPACE**

GROUND FLOOR	104 m <sup>2</sup>
FIRST FLOOR	96 m <sup>2</sup>
DOUBLE GARAGE	39 m <sup>2</sup>
PORCH	2 m <sup>2</sup>
<b>GRAND TOTAL</b>	<b>241 m<sup>2</sup></b>
<b>SITE AREA</b>	<b>248 m<sup>2</sup></b>



**FIRST FLOOR**



**GROUND FLOOR**



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