



QUARTET

Lot 1285 1286 1287 1288  
Townhome, Windermere

**\$551,300**

 3  2.5  2

LAND AREA: 177 m<sup>2</sup>  
HOUSE TOTAL AREA: 205 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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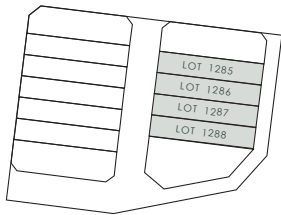


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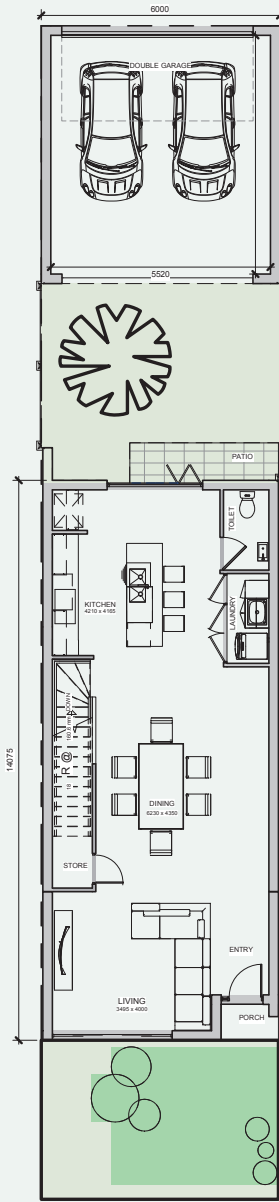
## 3 Bedroom Townhome

**3 BEDROOM**  
**2.5 BATHROOM**  
**2 CARSPACE**

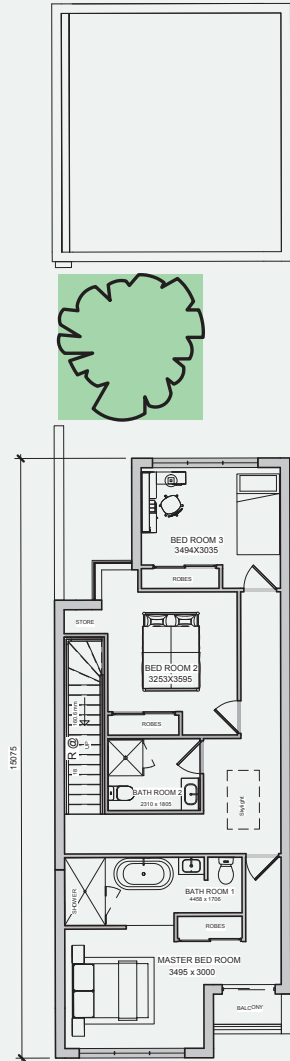
GROUND FLOOR	82 m <sup>2</sup>
FIRST FLOOR	82 m <sup>2</sup>
DOUBLE GARAGE	39 m <sup>2</sup>
PORCH	2 m <sup>2</sup>
<b>GRAND TOTAL</b>	<b>205 m<sup>2</sup></b>
<b>SITE AREA</b>	<b>174 m<sup>2</sup></b>



Areas referred to on this marketing drawing have been determined according to the Property Council of Australia guidelines (Method of Measurement for residential property) and method of measurement may not relate to the boundaries described or shown on the Plan of Subdivision for this development. All areas shown are approximate. The information contained herein has been obtained from sources we believe to be reliable and therefore have no reason to doubt its accuracy. The vendor and its agent will not be responsible for any error or mis-description which may appear. Prospective purchasers or lessees are therefore advised to make whatever investigations they deem necessary. All drawings and layouts are indicative only and are subject to approval by relevant authority and alterations due to design development. Furniture is indicative for display purposes only.



GROUND FLOOR



FIRST FLOOR

