



H & T | **HOMES**
HOUSE AND LAND PACKAGE

Lot 2120
Winfred Drive, Mambourin

\$712,300

4 3 2.5 2

LAND AREA: 395 m²
HOUSE TOTAL AREA: 238.16 m²
LAND PRICE: \$322,000
HOUSE PRICE: \$390,300

LANDSCAPING INCLUDING:

- ✓ Coloured concrete driveway and footpaths
- ✓ Turf to front & rear
- ✓ Plant to front yard
- ✓ 1.8m height fencing and 1 X gate
- ✓ Clothesline 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.
- 2590mm ceiling height to ground floor only.
- Ceramic tiles (10 years warranty on supply only) to porch, entry, living, kitchen and alfresco.
- Gas Ducted Heating & Evaporative Cooling.
- Aluminium Framed (Same Colour as Windows) Fibre Flyscreens to each opening Sash of windows. Aluminium diamond pattern fibre mesh security sliding door to open sash.
- 20mm stone kitchen benchtop.
- 900mm kitchen appliance package.
- Taubman's 3 coating system.
- 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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OCEAN 239

GROUND FLOOR	98.11 m ²
FIRST FLOOR	99.60 m ²
GARAGE AREA	36.28 m ²
PORCH AREA	4.17 m ²
FRONTAGE MINIMUM	12.2 m
TOTAL AREA	238.16 m²



FLOOR PLAN

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