



Lot 2125
Cotswold, Mambourin
\$610,500

4 1 2 2

LAND AREA: 400 m²
HOUSE TOTAL AREA: 184.86 m²
LAND PRICE: \$324,000
HOUSE PRICE: \$286,500

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:

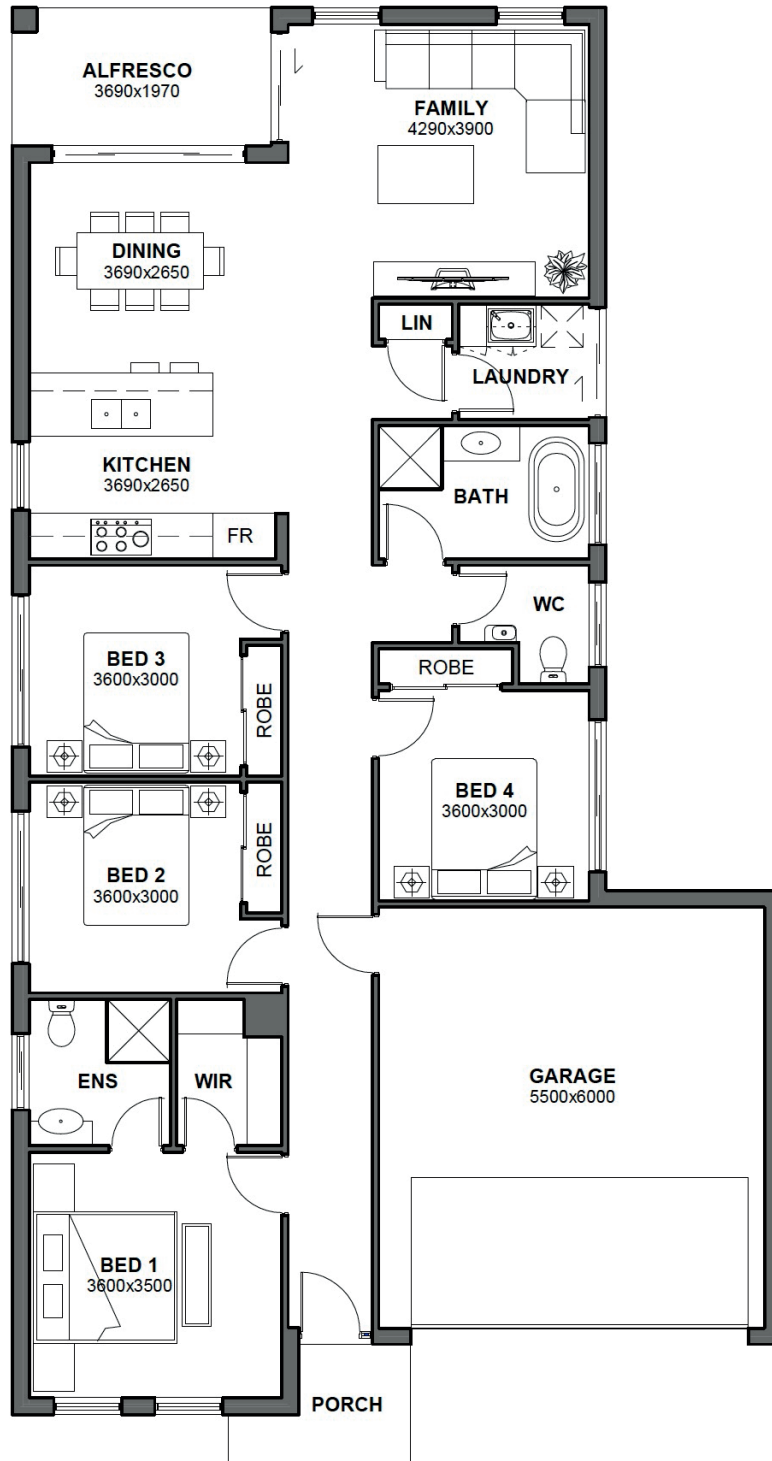
- Fix site cost (Up to \$25,000).
- 22.5 degrees roof pitch with 450mm eaves overhang (subject to design).
- Roof sarking and wall wrap to external framed walls.
- Flickguard termite protection system.
- 2590mm ceiling height to ground floor only.
- Ceramic tiles (10 years warranty on supply only) to 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.



HOMES
HOUSE AND LAND PACKAGE

KOBE 185

GROUND FLOOR	137.83 m ²
GARAGE AREA	36.36 m ²
PORCH AREA	3.45 m ²
FRONTAGE MINIMUM	12.50 m
TOTAL AREA	184.86 m ²



FLOOR PLAN

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