



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

**Lot 2193**  
Winfred Drive, Mambourin

**\$808,600**

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  3
  2.5
  2

LAND AREA: 400 m<sup>2</sup>  
 HOUSE TOTAL AREA: 303 m<sup>2</sup>  
 LAND PRICE: \$332,000  
 HOUSE PRICE: \$476,600

**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.

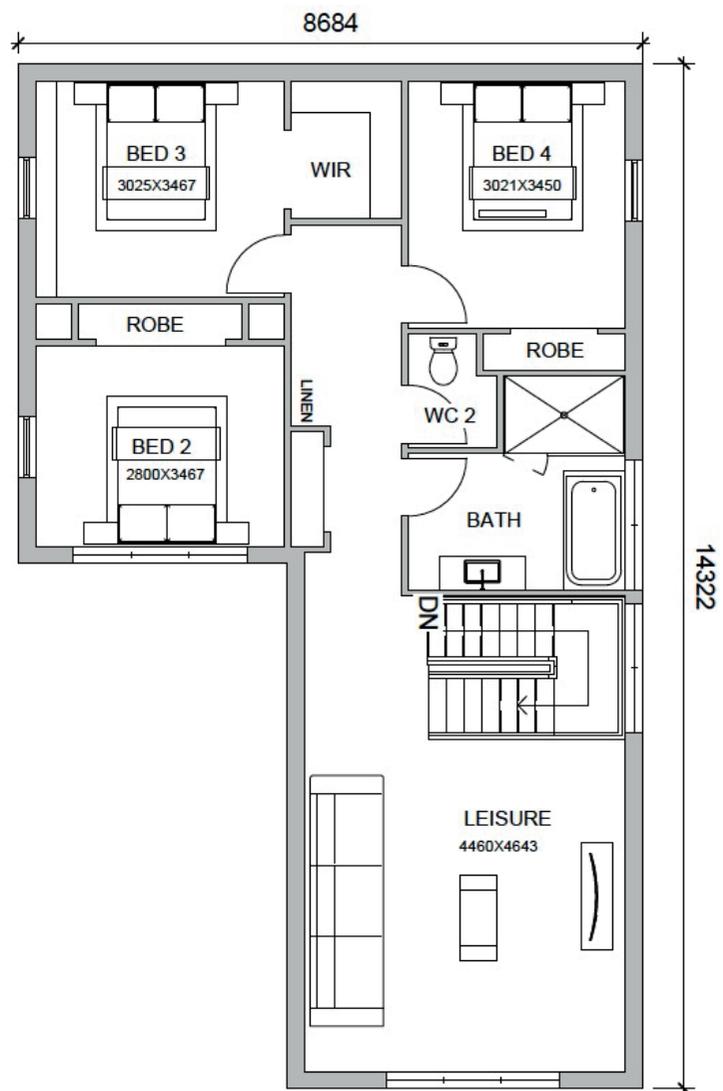
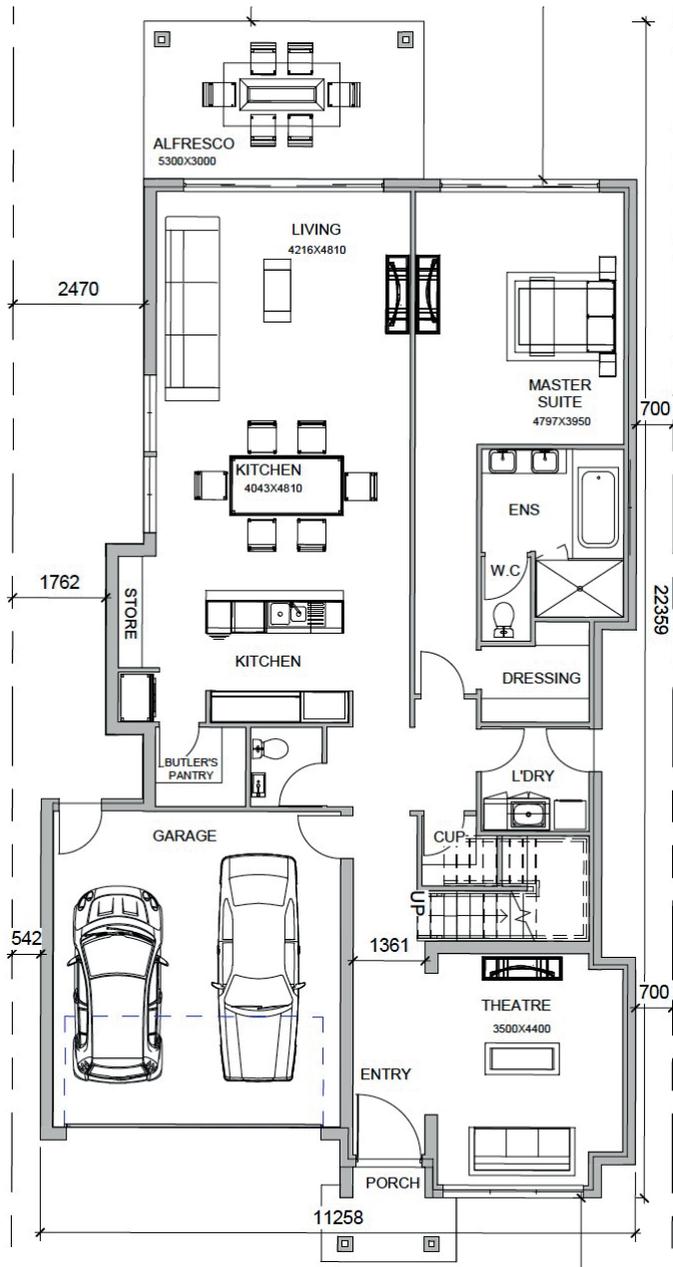
**H&T HOMES LIVING INCLUSIONS**

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# JERRY 303

GROUND FLOOR	149 m <sup>2</sup>
FIRST FLOOR	97 m <sup>2</sup>
GARAGE AREA	37 m <sup>2</sup>
ALFRESCO	17 m <sup>2</sup>
PORCH AREA	4 m <sup>2</sup>
FRONTAGE MINIMUM	12.2 m
<b>TOTAL AREA</b>	<b>303 m<sup>2</sup></b>



## FLOOR PLAN

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