

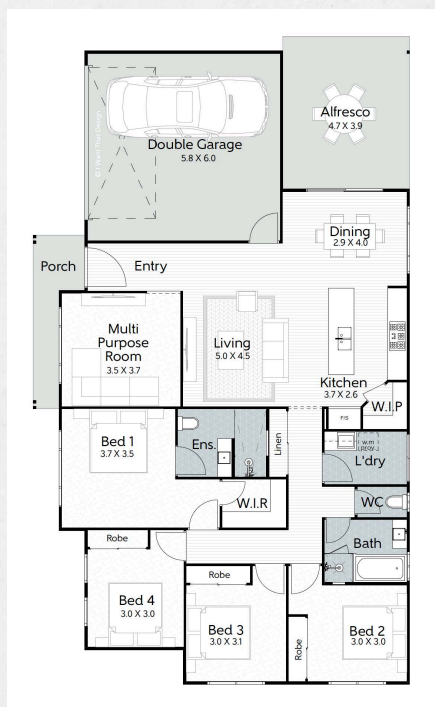


# House & Land Package



ANOTHER DENNIS FAMILY COMMUNITY

<b>Builder</b>	AVIA HOMES		<b>Lot No</b>	124	<b>Price</b>	<b>\$915,400</b>
<b>Lot Size</b>	1112sqm	<b>House Size</b>	210.26sqm	<b>Summary</b>	<b>4 BED, 2 LIVING, 2 BATH, 2 CAR</b>	



## Inclusions

- Full turn-key inclusions
- Fixed site costs
- 2590mm ceiling height
- Ducted reverse cycle air-conditioning with upgraded tablet panel controller (sensors to all rooms)
- 3k/w Solar System
- Plush carpet in bedrooms
- 600mm x 600mm tiles to alfresco
- 600mm x 600mm floor tiles
- Digital smart lock to front door
- Windsor 4VG 1200mm front door
- Floor to ceiling tiles to bathroom and ensuite
- Engineered stone benchtops
- Waterfall feature to kitchen island bench
- Pendant lights to kitchen island bench x3
- 900mm Haier stainless steel gas cook top, oven and range hood
- Double under mount sink
- Soft close and finger pull cabinetry to kitchen and bathrooms
- Wall to wall shower niche to bathroom and ensuite
- Back to wall or freestanding bath (plan dependant)
- Bank of 4 melamine shelves to all wardrobes
- Ceiling fans and LED lighting

### Builder Disclaimer:

This brochure is not a contract and is not binding. The information it contains does not constitute investment, legal, business, tax or other advice and has been prepared without reference to the investment objectives, financial situation, tax position or particular needs of any person. You should consult your professional adviser for legal, business or tax advice. Photos, maps, plans, drawings and descriptions are for illustration only and may differ from final built forms. While all reasonable care has been taken to ensure accuracy on publication, the information published may change from time to time to reflect changing circumstances, laws and regulations and without notice. Your contract of sale will set out all binding terms and up-to-date information. Prospective buyers should make and rely on their own enquiries and seek independent legal and financial advice before entering into any binding obligations. To the full extent permitted by law all liability is expressly excluded whether in negligence or otherwise, for any loss or damage in respect of, or arising from reliance on, this document.

### Developer Disclaimer:

This brochure is not a contract and is not binding. The information it contains does not constitute investment, legal, business, tax or other advice and has been prepared without reference to the investment objectives, financial situation, tax position or particular needs of any person. You should consult your professional adviser for legal, business or tax advice. Photos, maps, plans, drawings and descriptions are for illustration only and may differ from final built forms. While all reasonable care has been taken to ensure accuracy on publication, the information published may change from time to time to reflect changing circumstances, laws and regulations and without notice. Your contract of sale will set out all binding terms and up-to-date information. Prospective buyers should make and rely on their own enquiries and seek independent legal and financial advice before entering into any binding obligations. To the full extent permitted by law all liability is expressly excluded whether in negligence or otherwise, for any loss or damage in respect of, or arising from reliance on, this document.

DFC (Project Management) Pty Ltd ABN 83 161 448 139 is project manager for the Archer's Way estate.