

# House & Land Package

## Lot 132 Flinders Street

ARCHER'S WAY  
ANOTHER DENNIS FAMILY COMMUNITY



Artist Impression

Turnkey package price:

# \$704,000



## Noah 195

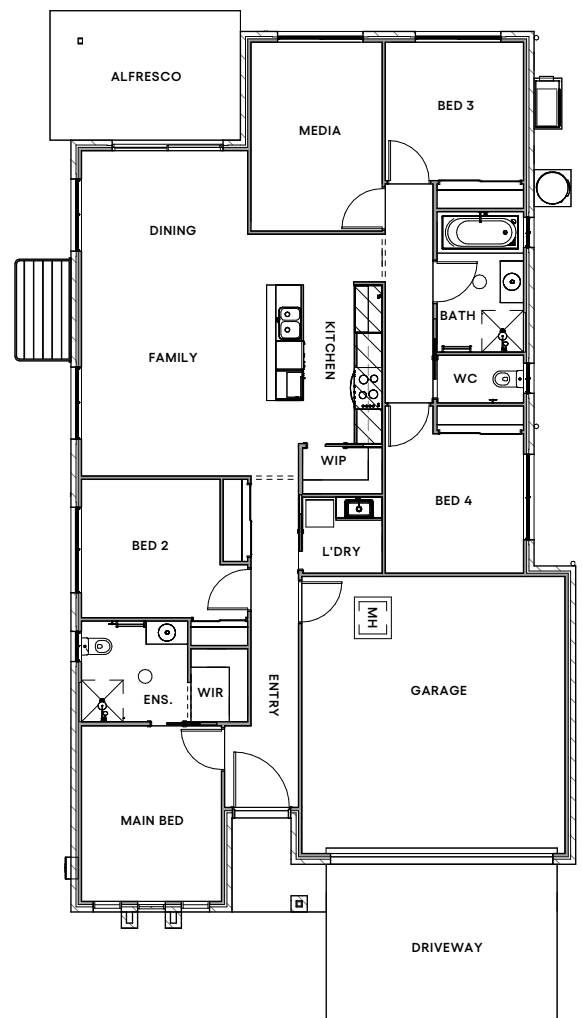
4  
BEDROOM

2.5  
BATHROOM

2  
CAR PARK

Lot Size: 580m<sup>2</sup> | House Size: 195m<sup>2</sup>

- 2740mm ceiling height
- Ducted air conditioning
- 2 Pac gloss, matt, or timber look cabinetry with soft close hinges and finger pull doors and drawers
- 20mm Lithostone® benchtops with breakfast bar
- 900mm upright freestanding stainless steel electric cooktop and oven
- Undermount rangehood built in to overhead cabinetry
- Window or tiled splashback
- 600 x 600 porcelain tiling to entry, kitchen, pantry, living zones and wet areas OR vinyl plank timber flooring to entry, kitchen, pantry and living zones
- Quality carpet to all bedrooms and/or living
- Roof material COLORBOND® (from standard builders selection)
- Exposed aggregate driveway, alfresco and front porch
- Timber paling fencing to rear, sides and returns where no existing fence provided to site, including 1 single gate



**Builder Disclaimer:**

This brochure is a guide only. Refer to quote or contract documentation for specific details. Standard inclusions are subject to availability and Karston Building Group reserves the right to alter the inclusions without notice. Speak to a New Home Consultant for more information.

**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.