



## House & Land Package:

# \$440,717

Lot 29 Fitzroy Street, Holmview – Somerfield

### INCLUSIONS: EMERALD

- 25 year structural guarantee
- Deal direct with the builder
- Flexibility when it comes to changes (pre-contract signing)
- Contract: fixed price site costs\*
- Roof: cement roof tiles
- Façade: brick veneer, render (*if applicable*), with multiple materials
- Ceiling insulation
- Kitchen bench tops: stone
- Ceiling fans: living areas & bedrooms
- Outdoor living area: under main roof & tiled floor
- Lighting package: LED downlights to living areas, fluoros to kitchen, bathrooms & garage
- Appliances: stainless steel
- Hotwater: Rheem 26 Metro Gas HWS
- Screens: Flyscreens to sliding windows & sliding doors (*excludes. Garage, stacker doors & bi-fold doors*)
- Wardrobes: White birch vinyl sliders with aluminium frames to bedrooms & line, walk in robe to main
- Tapware: chrome plate mixers & hand showers
- Remote control garage door
- Driveway: exposed aggregate
- Floor coverings: tile & carpet
- House cleaned by a professional cleaning service



(204.7m<sup>2</sup>\*\*)

BURLEIGH 205

4 bed, 2 bath, 2 car

Land Size: 448m<sup>2</sup>

CALL: 0457 100 196  
[www.qcoasthomes.com.au](http://www.qcoasthomes.com.au)

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 14/02/2018

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\* Fixed price EXCLUDES "P" and "E" site conditions & rock.

Price does not include acoustic and bushfire requirements, Price valid for 30 days, subject to land availability, two separate contracts, land contract through developer and build contract through QCH

\*\*All sizes are approximate and subject to Covenant & Council approvals.

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