

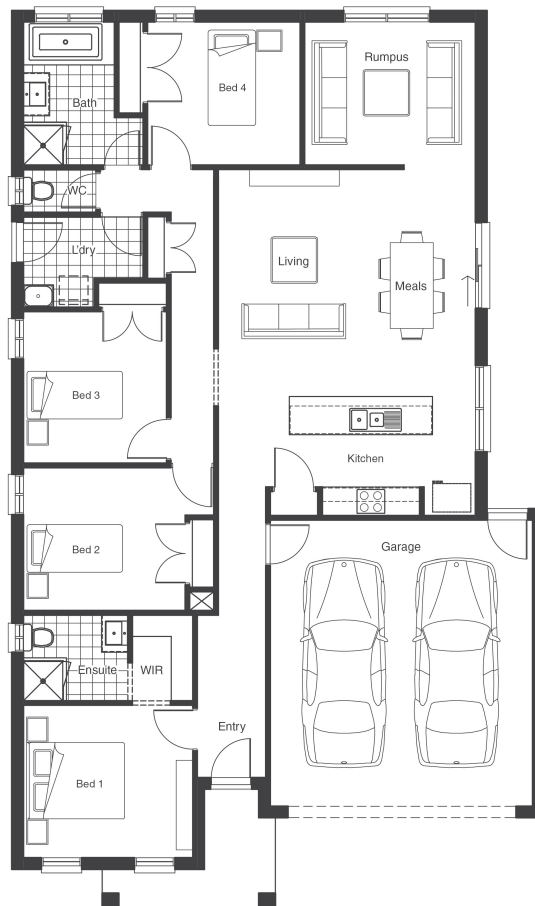


# AMBER

Lot 413 Cardigan Street, DONNYBROOK - 350m<sup>2</sup>

### YOUR LUXURY INCLUSIONS:

- Coloured Concrete Driveway (up to 30m<sup>2</sup>) and path to porch
- 2590mm High Ceilings
- Up to 20 LED downlights
- Your choice of timber look flooring or tiles and carpet to bedrooms
- Holland Blinds
- 20mm Stone to kitchen
- Stainless Steel Dishwasher
- Remote Controlled Garage Door
- Tiled shower bases
- Gas ducted heating
- Evaporative Cooling
- Opticomm
- Recycled Water
- OH&S and Council Requirements
- Site cost allowance



LOT WIDTH **12.5+** SQUARES **20**

LIVING AREAS	
Living / Meals	4760 x 5390
Rumpus	3000 x 3580
BEDROOMS	
Bed 1	3200 x 3550
Bed 2	3000 x 3390
Bed 3	3180 x 3000
Bed 4	3000 x 3200

AREAS	
House Area	143.55m <sup>2</sup>
Garage	36.25m <sup>2</sup>
Porch	5.38m <sup>2</sup>

TOTAL AREAS	
<b>TOTAL AREAS</b>	<b>185.18m<sup>2</sup></b>
House Length	18000mm
House Width	11150mm

^ 1. Price does not include \$10,000 First Home Owner Grant (FHOG) saving amount available to eligible first home buyers. 2. Granvue Homes reserves the right to change prices or terminate package without notice. 3. Includes allowance of up to 12.5 Bush fire attack level if required. 4. Subject to Land Developers Review Panel approval. 5. Price includes any current promotions, standard home design and standard facade option. Upgraded Facades not included. 6. Pricing may vary due to availability of land, increase in land prices or developer or council guidelines. Although measures have been taken to include prime costs, Granvue Homes makes no guarantees or assurances that site costs, developer or bush fire requirements are accurate at the time of publication. NB. For specific details on home inclusions as part of this package please refer to the applicable Granvue Homes inclusion sheet or ask a sales consultant for more details. This house and land package is yet to be constructed.

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