



COLLINS HOUSE
PROPERTY GROUP

LOT 934 PROVIDENCE ESTATE RIPLEY ELIZABETH 160



INDICATIVE FAÇADE SHOWN - DECKING AND SOME LANDSCAPING ITEMS ARE NOT INCLUDED

FULL TURN-KEY HOME & LAND \$365,900

Stone kitchen benches with waterfall end
900mm stainless European appliances
Custom vanites with stone tops
Full landscaping package
Split system air-conditioning
Under roof alfresco
Security screens to all openable windows
Carpets, tiles & blinds throughout
Exposed aggregate driveway

BEDROOM	4
BATHROOM	2
CAR	2
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HOUSE SIZE	160m2
LAND SIZE	240m2
LAND PRICE	\$150,000
HOUSE PRICE	\$215,900
TOTAL PRICE	\$365,900
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INITIAL DEPOSIT	\$1,000

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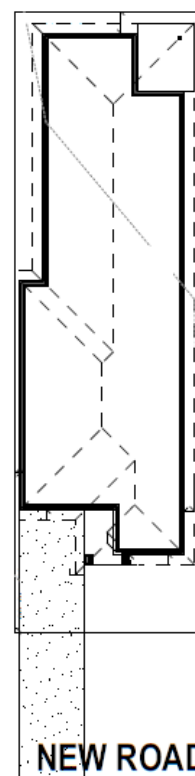
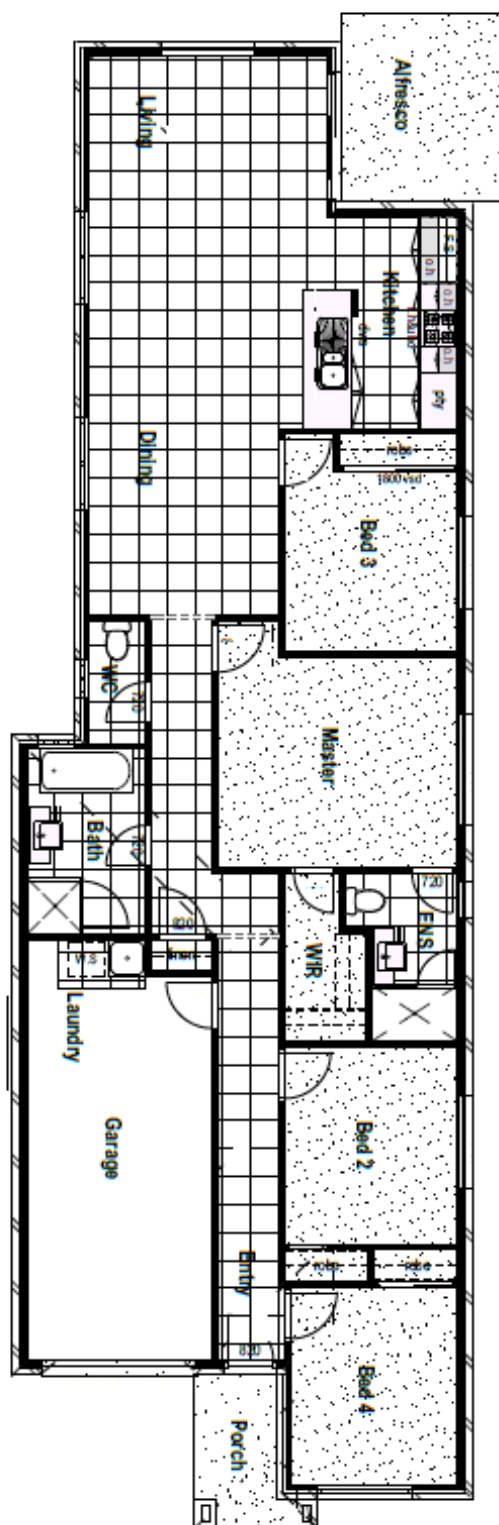
benchmark living

Whilst all details have been carefully prepared and are believed to be correct at time of publication, no warranty can be given either expressly or implied from this property brochure. Intending purchasers should review all documentation provided prior to signing any contracts. Illustrations and floor plans in this brochure are strictly for presentation purposes only.



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TYPICAL FLOORPLAN ELIZABETH 160



BEDROOM	4
BATHROOM	2
CAR	2
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LIVING	126.72M ²
GARAGE	22.06M ²
ALFRESCO	8.01M ²
PORCH	3.55
TOTAL FLOOR AREA	160.34

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GENERAL ITEMS:

Fixed price building contract for peace of mind.
Soil test, engineer certified slab and footing designs included
Termite treatment/management system
Minimum 2400 ceiling height for all design types
Up to 7-star energy efficiency rating
Gas instantaneous hot water service
Brushed chrome door furniture

EXTERNAL FEATURES

Custom designed front facade
Mix of brick veneer, light weight cladding and rendered foam as per plans
Colorbond roof, fascia's and gutters
Aluminium windows and sliding doors
Fly screens to all windows, sliding doors and front entry door
Colorbond sectional garage door

FLOOR COVERINGS:

Ceramic tiles to all wet areas, kitchen, hallways, main living and meals area.
Carpets to bedrooms
Ceramic tiles or exposed aggregate to alfresco area

INTERNAL FEATURES

3 coat paint system to walls and ceilings
Blinds to windows & sliding glass doors
90mm cove cornice
Robes to all bedrooms with shelf and hanging rail

KITCHEN:

20mm Stone bench tops from selected range
Laminate cupboards with melamine shelving
Stainless Steel 1 and 3/4 bowl sink
Designer flick mixer tap wear
600mm stainless steel oven
600mm stainless steel cook top
600mm stainless steel dishwasher
Tiled splash back unless otherwise noted on the plan

BATHROOM & ENSUITE:

Custom vanities with stone tops
Semi frameless shower screens with pivot door & laminate glass
Designer flick mixer tapwear
Frameless mirror the length of vanities
Vitreous china toilet suites
White acrylic bath as shown on plan

ELECTRICAL:

LED downlights and feature lighting throughout
Split system air conditioner to living area
Ceiling fans to remaining bedrooms
Double and single GPO's throughout
Exhaust fans to bathrooms
Hardwired smoke detector's with battery backup as required
TV, data and phone points all included

LANDSCAPING ITEMS

A Grade turf and landscaping planted to suit aesthetics of the home
Fencing to all boundaries including sides and rear where required
Garden beds to have edging and quality plants
Pebbles to areas where unsuitable for lawn
Concrete paving to porch area
Clothesline, letterbox and street numbering all included.
Exposed aggregate concrete driveway