



HOUSE AND LAND PACKAGE

Lot 122 | Station Rise - Stage 1 (NEW) | Edmondson Park

\$1,076,000



BOLTON 27
TREND MK2 FACADE

INCLUDING
Granny Flat

3 BEDROOMS	2.5 BATHROOMS	1 CAR GARAGE
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Main House

2 BEDROOMS	1 BATHROOMS	1 CAR GARAGE
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Granny Flat



Images and colours are shown for illustrative purposes and may not always represent the final product. Area, depth, width and layout may vary slightly depending on facade and site conditions. Design and prices may be subject to conditions of developer and/or Council approval. Eaves may change due to Council condition and/or zero lot location. Land size is subject to change pending on DA approval and land registration. Australian House and Land has the right to alter prices and inclusions without prior notice.

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Land Price: \$609,950

Date issued: 06.07.16

HOUSE AND LAND PACKAGE

Lot Number: 122

Stage 1, Station Rise

Land Size: 475.3m²

External Colour: Pepper

Internal Colour: Agate

House Design: Bolton 27
(including Granny Flat)

Facade: Trend MK2

House Area: 163.25m²

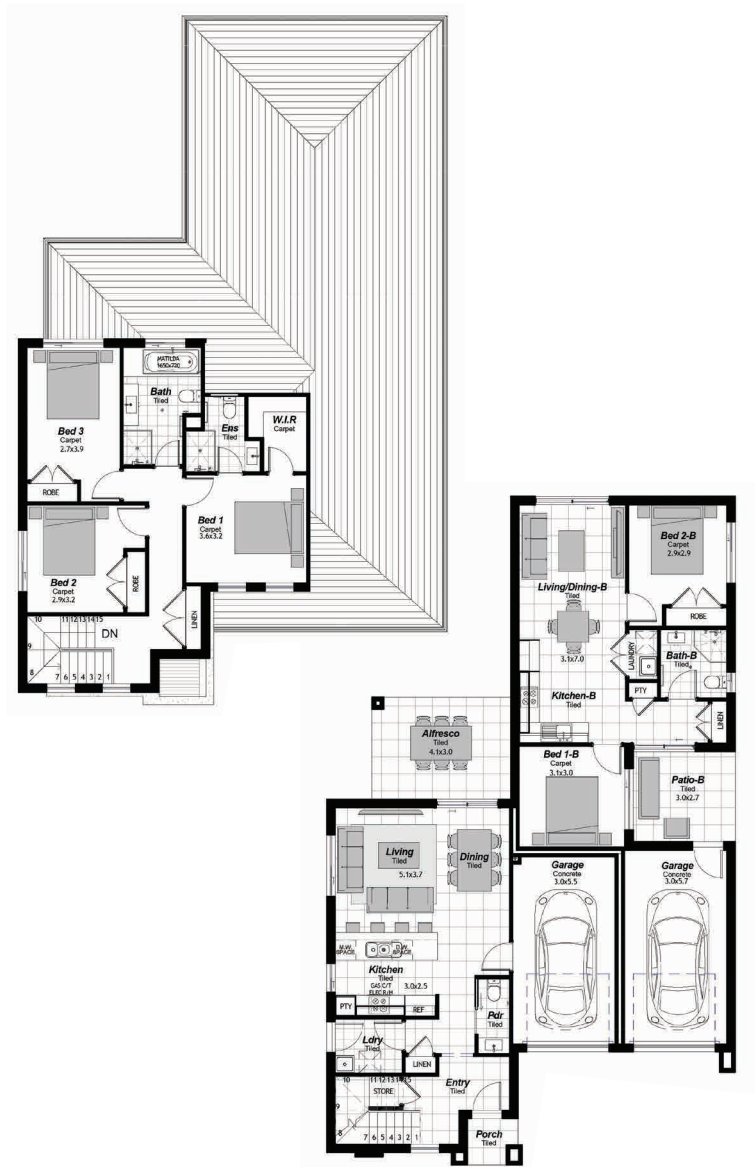
Granny Flat Area: 89.01m²

Width: 12.02m

Depth: 19.67m

Inclusions: Classic

Excludes Subdivision Strata/Torrens Title Fee



3

BEDROOMS

2.5

BATHROOMS

1

CAR GARAGE

Main House

2

BEDROOMS

1

BATHROOMS

1

CAR GARAGE

Granny Flat

Spectrum Upgrades:

- Soft landscaping - turf and basic garden beds.
- Coloured on concrete driveway and path. (Where applicable)
- Fold down clothesline.
- Face brick pier with built in letterbox.
- Fencing. (Estate design guidelines apply)
- Sarking to underside of roof tiles.
- 1x Split system air conditioner to main living.
- Remote control unit to garage door.
- TV antennae.
- Flyscreens to operable windows and sliding doors.
- Tiling and carpet throughout. (as per plan - Selection from standard range)
- Caesarstone bench tops to kitchen - 20mm pencil edge.
- Stainless steel dishwasher.
- Vertical blinds to all windows and sliding doors. (Excl. wet areas)
- Oyster light fittings to ground floor living areas.
- Fluorescent light fitting to garage.
- 3 coat paint system in Taubmans Endure.
- Alarm System.