



# HOUSE AND LAND PACKAGE

Lot 149 | Station Rise - Stage 1 (NEW) | Edmondson Park

# \$967,340

**Fixed Price!**



**ROSEDALE 19**  
TREND MK1 FACADE

**4**  
BEDROOMS

**2**  
BATHROOMS

**2**  
CAR GARAGE



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 / Council / Relevant Authority Consent. Eaves may change due to Relevant Authority conditions 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. All designs are copyright to Australian House and Land.

Land Price: \$624,950

Date Issued: 08.09.17

# HOUSE AND LAND PACKAGE

**Lot Number: 149**

Stage 1, Station Rise

**Land Size:** 501.4m<sup>2</sup>

**External Colour:** Pepper

**Internal Colour:** Amber

**House Design:** Rosedale 19

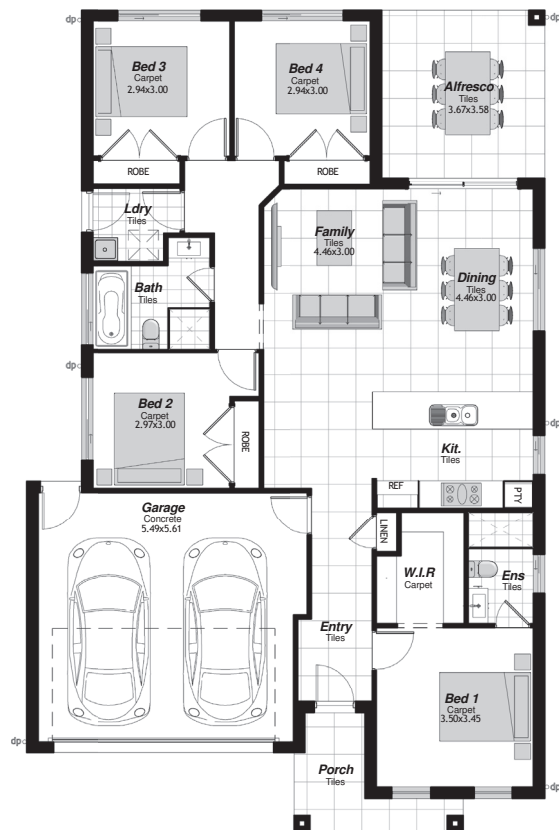
**Facade:** Trend MK1

**House Area:** 181.10m<sup>2</sup>

**Width:** 11.37m

**Depth:** 18.02m

**Inclusions:** Classic



4

BEDROOMS

2

BATHROOMS

2

CAR GARAGE

## 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.