





1,102,400
(INC GST)

BEDROOM

4

BATHROOM

GARAGE

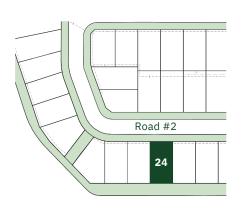
2.5



2

Features:

- Rare opportunity in well-established location
- Popular 12m-plus frontages
- Easy access to major shopping & open space
- Motorway, rail and metro links
- · No through traffic
- Established schools and higher education
- Close to star-quality entertainment venues



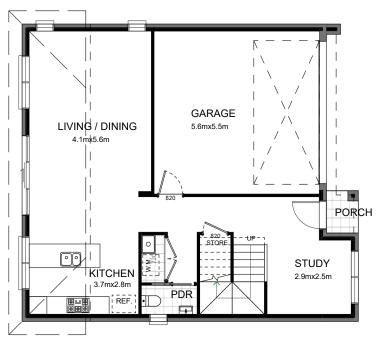






VERONA Contemporary





HouseAeras
First Floor 88.25m2
Garage 33.64m2
GroundFloor 73.41m2
Porch 1.73m2

197.03 m²

264.9m2

Inclusions:

Lot Size:

StandardSite Costsas per following:

- * Excavation with balanced cut & fill to the extent of 1m outside the building footprint
- * M Class waffle slab + No split slab or external steps
- * Connection to services within the property boundary

Additional Removal/Importation of fill associated with the building platform in accordence with the design levels provided on Civil engineering plans

Upgrade to H1 Class slab

DEB to slab + external steps where reqd + extra scaffolding over standard

Benching levels to comply with CDC requirements.

Piering depth up to a maximum of 1.5m assumed

Upgrade construction and window glazing to comply with

Acoustic Assessment; SYD2017-1086-R001G;

dated 23-01-2023

Safety requirements and environmental controls including temporary fencing, sediment control and fall protection.

7 Star BASIX / Nathers compliance with assumed commitments 7 star gas instanteneous HWU

Rainwater Tank (2000L size assumed)

Outdoor Clothesline + Letterbox

Gas cooktop & electric oven

LED light fittings

Exhaust fan to wet areas ducted to façade or roof

Driveway and Front Path to Porch : Colour On Finish, Council Verge Crossover: Plain Concrete (No allowance for council footpaths)

Gold 2023 Turnkey Specification (excludes Landscaping)

Price valid till 31 March 2026

Price escalation of 0.4%/month applicable for any delay on commencement on site

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