

# Lot Plan 98

Road #2, Werrington NSW 2747

**Settlers** PLACE  
Worth the Journey Home



creationhomes

## VERONA TRADITIONAL 02

**1,113,000**

(INC GST)

### BEDROOM



4

### BATHROOM



2.5

### GARAGE



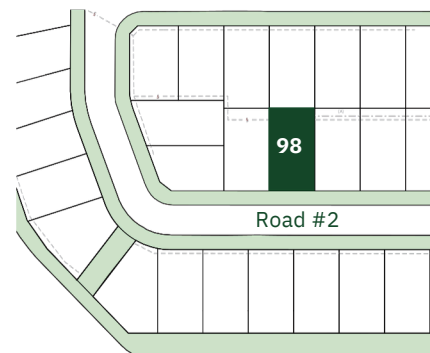
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Artist Impression

## 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



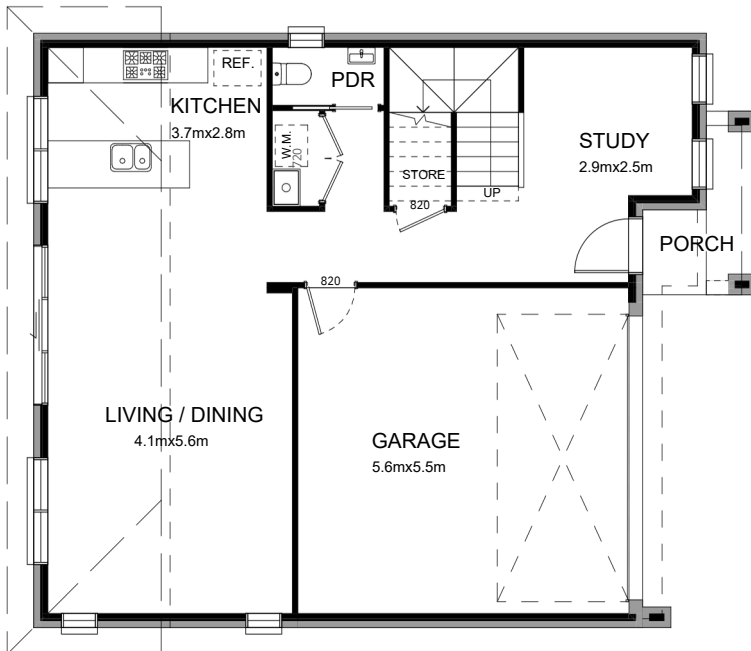
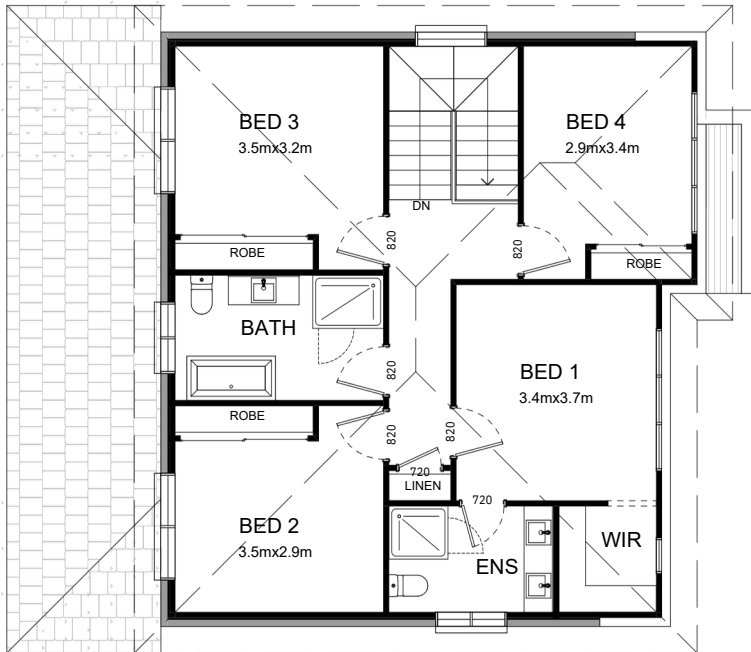
**HIGGINS + CO**  
PROPERTY SOLUTIONS

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**Lot Size:** 262.3m<sup>2</sup>

### House Areas

First Floor 87.14m<sup>2</sup>

Garage 33.64m<sup>2</sup>

Ground Floor 73.41m<sup>2</sup>

Porch 4.34m<sup>2</sup>

**198.53 m<sup>2</sup>**

### Inclusions:

Standard Site Costs as 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 accordance 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 instantaneous 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 foot-paths)

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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