



JACARANDA 227 DESIGN – METRO PRESTIGE FAÇADE

FAÇADE IS FOR ILLUSTRATION PURPOSES ONLY.



LOT: 23 PITTA ST
MAUDSLAND, QLD

HOUSE & LAND TURNKEY

Land Size	496m ²
Land Price	\$310,000
Registration	NOV 2020
House Size	226.80 m ²
House Price	\$430,588

HOUSE & LAND TURNKEY PRICE:

\$740,588

Price Valid Until: 21.9.20

21.7.20 High Physical PR1619

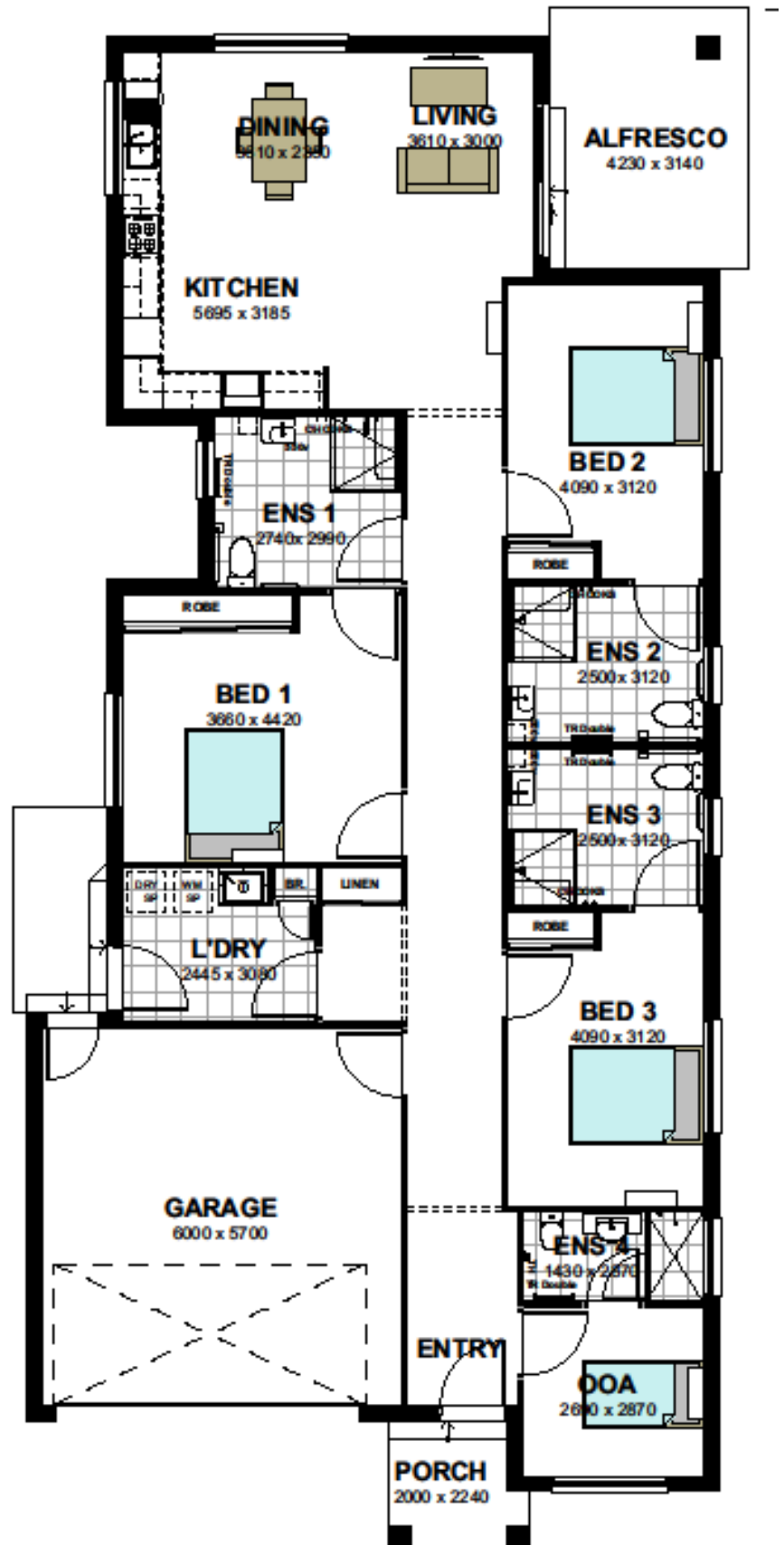
PACKAGE HIGHLIGHTS

- ✓ Full Turnkey, Fixed Price, Silkwood **Gold** – 2021 NDIS Inclusions
- ✓ **Site costs as required**
- ✓ **Painted render/cladding combination to front facade**
- ✓ **Designed and costed to suit **Platinum level LHA High Physical** SDA & NCC Class 1A requirements. – Subject to official certification**
- ✓ **2590mm ceiling height through out**
- ✓ **Timberplank Vinyl flooring throughout/excludes wet areas**
- ✓ **Step ramps to each external door, 1020mm external doors, 1020mm internal doors**
- ✓ **5x split system air conditioners**
- ✓ **BAL 12.5 Bushfire construction**
- ✓ **Min 5.8Lm wide garage internally/ additional landscaping to front yard as per covenant requirements**
- ✓ Designer kitchen with Westinghouse stainless steel cooktop, oven & range hood & 20mm engineered stone benchtops
- ✓ 20mm stone benchtops to kitchen and bathrooms
- ✓ LED down lights throughout (excludes garage)
- ✓ Colorbond roof & barrier screens to windows & sliding glass doors
- ✓ Ceiling fans in every bedroom, living area & alfresco
- ✓ 20 Year Structural Guarantee
- ✓ **5.5Kw Pv solar array & 10Kw emergency power backup**
- ✓ **Alexa or similar internal intercom system**

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House Areas:

Living	172.51 m ²
Garage	37.69 m ²
Porch	4.09 m ²
Alfresco	12.51 m ²
Grand Total	226.80 m²



Note: This is a custom design & may be modified to suit the land and LHA, SDA requirements. Please refer to the contract plans when available.