

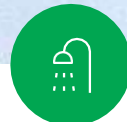
My SDA Package



All images and drawings are for illustrative purposes.



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YOUR HOUSE AND LAND PACKAGE

**Lot 205 Mercer
St, Harkness, VIC
3337**

LAND: 311m²

HOUSE: 176.04m²

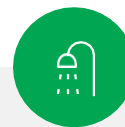
Turnkey Inclusions:

- Full Turnkey certified NDIS Home
- High Spec Landscaping to Front and Rear
- Designer, Architecturally Designed Home, Inside and Out
- Reinforced Walls
- Reinforced Ceilings
- Wider Hallways
- Carers Room with Ensuite
- UPS System
- State of the Art Smart Home Technology
- Smart Roller Blind Systems Throughout
- Non-Slip Flooring in Wet Areas

My Floorplan



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ROOM SIZES

Kitchen

11.3m²

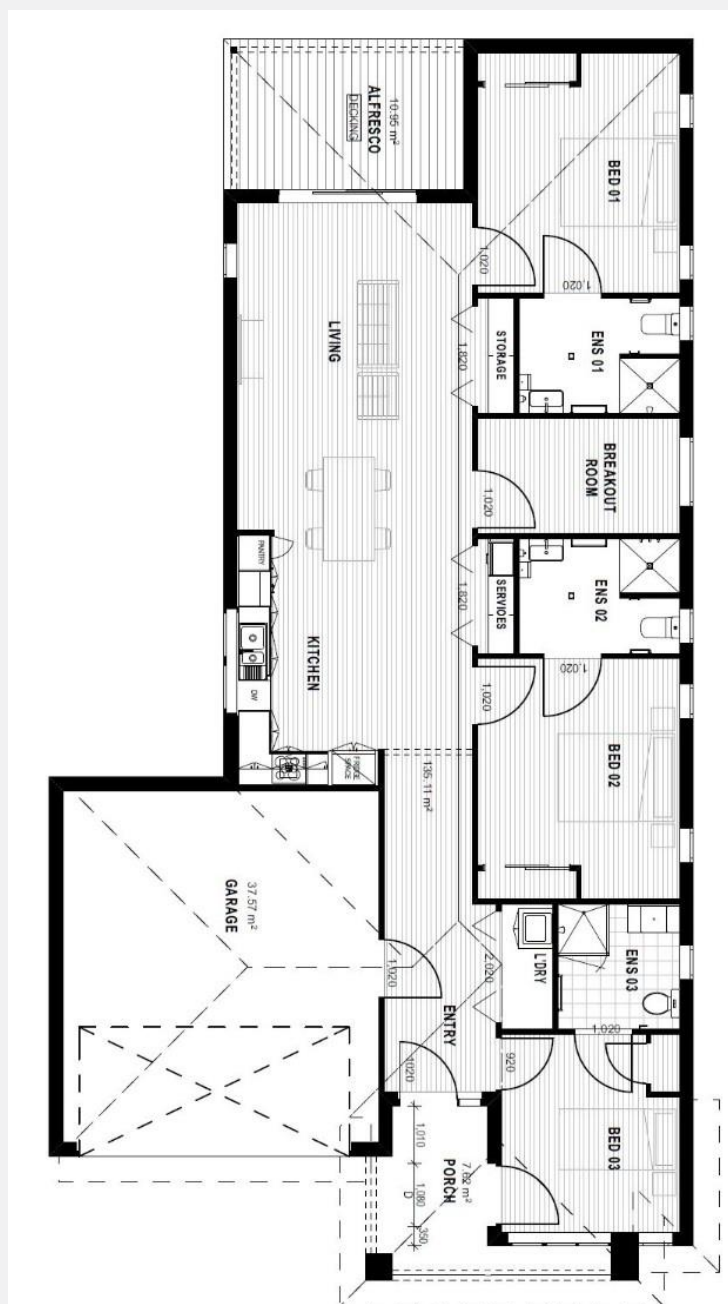
Bedrooms One

3.79 x 4.19m

Bedrooms Two

3.80 x 4.19m

SPECIFICATIONS

Living 32.73m²Alfresco 10.75m²Garage 25.05m²Porch 6.07m²TOTAL 176.04m²

NOTE: MINIMUM LOT SIZE MAY VARY DEPENDING ON THE ESTATE DESIGN GUIDELINES AND BUILDING ENVELOPES. FLOOR PLAN AREAS MAY VARY SLIGHTLY DEPENDING ON FACADE SELECTION. FLOOR PLAN MAY BE MIRRORED TO SUIT GARAGE CROSSOVER LOCATION.

My turnkey inclusions

When you build with **Homelander**, you're getting a beautiful, livable home with a wide range of quality inclusions - the same luxury furnishings other builders call 'extras'. Every upgrade is simply standard and ready to welcome you home.

LANDSCAPING

The front and rear of your home will be fully landscaped and ready to enjoy with trees, garden beds, grass, pebbles, rocks, mulch and topping where required.

Front landscaping includes a dripper system with timer and a modern letterbox to suit the style of your home. Rear landscaping includes a dripper system connected to a tap and a discreet fold away clothesline. Depending on your home plans, you may also choose 12m² of colour on concrete paving or alfresco area.

DRIVEWAY & PATH

Your home includes a coloured front concrete path, driveway and porch.

FENCING

Your home is fenced on sides and rear boundary at 1800mm high. 1800mm Wing fencing with 900mm gate is affixed to the side of your house if required. Fencing is built as per developer guidelines..

WINDOW FURNISHINGS & FLYSCREENS

Modern and stylish Holland Blinds cover every window and flyscreens are fitted to every opening window for complete privacy and comfort.

SPLIT SYSTEM AIR CONDITIONER

Wall mounted, 3.3kw split system air conditioner with isolation switch and condenser

ALARM SYSTEM

Including key pad entrance and 3 sensors.

FIBRE OPTIC READY

Your Homelander home comes complete and fibre-optic ready, for NBN connection or compatible fibre-optic services.

Subject to change

