



**FULL TURN KEY!**

**\$448,670\***

Land \$175,500 | Home \$273,170

Lot 44 Cowry Street, Carmichael Estate - Bellbird

3 | 2 | 2

Land 557 m<sup>2</sup> | Home 191.71 m<sup>2</sup>

## GURYA 20 | TRADITIONAL FACADE

### QUARTZ INCLUSIONS:

- ✓ Site works allowance included
- ✓ Covenant requirements included
- ✓ Includes council fees
- ✓ Choice of concrete roof tiles with timber frame OR Colorbond roofing with steel frame
- ✓ Insulation to roof
- ✓ Structural slab to porch & alfresco under main roofline
- ✓ Air-Conditioning
- ✓ Quality carpet & tiling
- ✓ Stone benchtops throughout
- ✓ Blinds to windows & sliding doors
- ✓ Barrier screen doors to sliding and hinged doors (excluding entry)
- ✓ LED downlights & power points as per electrical plan
- ✓ Ceiling fans to bedrooms
- ✓ NBN ready including home hub
- ✓ TV, phone, & data points
- ✓ Clothesline & letterbox
- ✓ Fencing, turf, & garden bed
- ✓ Coloured concrete driveway
- ✓ 3000L slimline water tank



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\*Terms & Conditions apply: All prices are GST inclusive and are subject to final contours and tender. Please ask your Sales Consultant or refer to our website for further details [oracleplatinumhomes.com.au](http://oracleplatinumhomes.com.au)

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