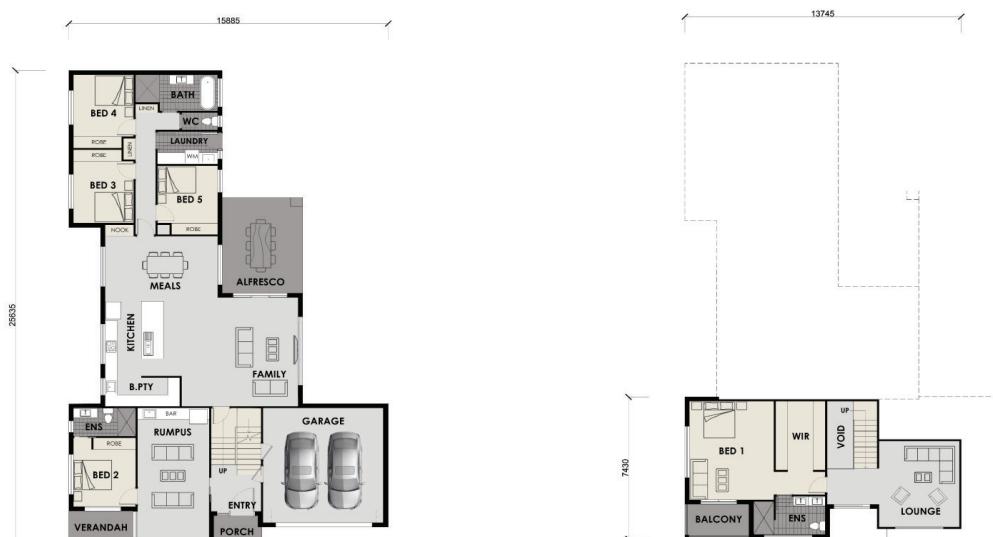


House & Land Package

Starting from \$1.795mil



Conveniently located close to the proposed Googong Town Centre and situated on a spacious corner block, is our thoughtfully designed five-bedroom home. The multi-functional plan supports modern and extended family living with capacity for a self-contained flat or home office on the ground floor.



LOT 1220 GOOGONG
GROUND FLOOR
SCALE: 1:100mm

LOT 1220 GOOGONG
UPPER FLOOR
SCALE: 1:100mm

Inclusions

- **GENERAL**
 - Development Application Approved, with Architectural and Engineering drawings complete
 - Private Certifier engagement until completion
 - Manufacturers &/or installers warranties on appliances/products
 - Site Management and 24/7 access to ARP Constructions team
 - 700m² block
 - 350m² home
- **EXTERNAL WORKS**
 - Earthworks as per approved Engineered Drawings
 - Cove finished external concrete (paths and driveway)
 - Services connections (gas, water, electrical, stormwater and sewer)
 - Landscaped Gardens with Automatic Irrigation
 - Sandstone retaining walls (where required)
 - 4000L Rainwater Tank with pump
- **EXTERNAL FINISHES**
 - PGH face brick and lightweight cladding external finishes
 - Double glazed windows with aluminum frames
 - Colorbond® roof, fascia, gutters, and downpipes
 - Colorbond® panel lift garage door
 - Colorbond® fencing (to half of each boundary)
- **INTERNAL FINISHES**
 - Square set ceiling and plasterboard lining to all walls
 - Custom wood architraves and skirtings
 - Custom staircase with treads to match floor finish
 - 3-coat internal paint system with a feature wall to the living room
 - Floor Tiling to Entrance, Family Room, Meals Area, Kitchen & Ground Floor Hallway
 - Carpet to Bedrooms, Lounge Room & Upstairs Hallway
 - Floor to Ceiling Tiling to Bathroom, Ensuite and WC
- **KITCHEN FINISHES & APPLIANCES**
 - Luxury Smeg kitchen appliances
 - Double bowl undermount stainless steel sink with mixer tap
 - Kitchen with 40mm Caesarstone® bench
 - Tiled Splashback
- **BATHROOM FINISHES**
 - Vanity Units supplied by Tile Republic
 - Freestanding Bathtub
 - Phoenix Tapware and Showerheads
 - Caroma Cosmo Bathroom Accessories
 - Framed Bathroom Mirrors
 - Glass Shower Screens with Matte Black or Chrome frame
 - Stylus Toilet Suites
 - Stainless Steel Drop-in Tub to Laundry
- **HEATING, HOT WATER & INSULATION**
 - Ducted Reverse Cycle System
 - Rinnai Continuous Hot Water System (BASIX 5-Star Rated)
 - Insulation: External Walls R2.0, Ceiling R4.0 and Garage R2.5
- **ELECTRICAL, DATA & SECURITY**
 - Single Phase Power
 - 2x Double GPOs to all Bedrooms, Lounge Room, Family Room, Meals Area, and Kitchen Bench/Pantry
 - 1x Double GPO to Laundry, Bathrooms, Ensuite, Garage and Hallways
 - 1x Single GPO per Appliance and Garage Door
 - LED Downlights throughout
 - 4 Light Tastic and Fan Combination to Bathroom and Ensuite
 - 1 Light and Fan Combination to WC and Laundry
 - 3 Pendant Light Points to Kitchen (pendants not supplied)
 - 2 Data/Phone Points and 2 TV Points and Cabling
 - Alarm System