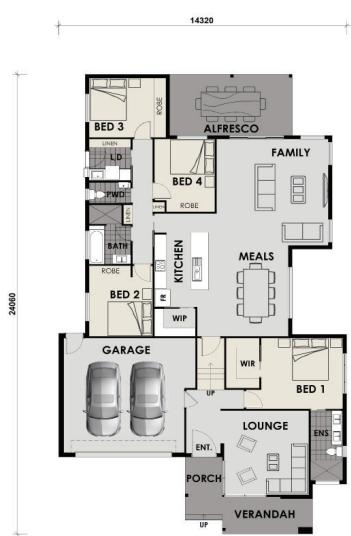


## House & Land Package

Starting from \$1.35mil



LOT 1328 GOOGONG

GROUND FLOOR

SCALE: 1:100 METERS

A stylish, split level, four bedroom home located in close proximity to the proposed Googong Town Centre. This family home includes quality finishes, inclusions and landscaping.

## 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
  - 480m<sup>2</sup> block
  - 270m<sup>2</sup> 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 & Hallway
  - Carpet to Bedrooms & Lounge Room
  - Floor to Ceiling Tiling to Bathroom, Ensuite and Powder Room
- **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
  - Built-in Bathtub
  - Phoenix Tapware and Showerheads
  - Caroma Cosmo Bathroom Accessories
  - Custom 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 Bathrooms and Ensuite
  - 1 Light and Fan Combination to Powder Room and Laundry
  - 3 Pendant Light Points to Kitchen (pendants not supplied)
  - 2 Data/Phone Points and 2 TV Points/Cabling
  - Alarm System