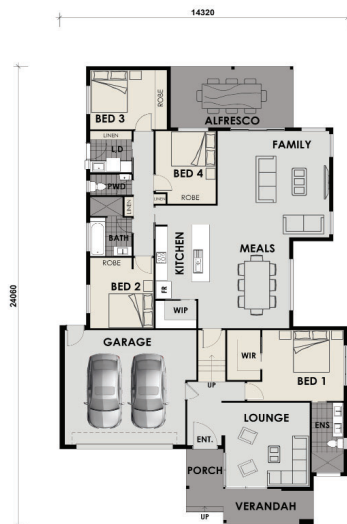


House & Land Package Starting from \$1.35mil



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
- 480m2 block
- 270m2 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, Ensuites 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