



**RIDGE**  
HOMES

# FIXED PRICE

## HOME & LAND PACKAGE



4



2



2

**\$373,279\***

Falcon 2012A  
Notion Façade

### Lot 3, Clarcoll Crescent South, Sunrise Estate, Kangaroo Flat

Land Size: 314m<sup>2</sup> Home: 20.3sq<sup>s</sup>

### Turn Key Fixed Price Package Includes:

- > Fixed Site Costs including rock.
- > Landscaping, Fencing, Clothesline & Mail Box.
- > Block-out roller blinds to all windows and external sliding doors.
- > TV antenna and/or Optical fibre pack. (TV antenna not required in Opticom Estate)
- > Timber laminate flooring to Entry, Kitchen, Meals & Family. Tiles to wet areas. Carpet to remaining areas excluding garage.
- > Metal roof and sectional panel lift garage door c/w remotes.
- > Dishwasher

- > **Title Registration - Titled**
- > Gas ducted heating and split system cooling
- > Stainless steel appliances
- > Towel rails and toilet roll holders
- > Quality mixer tapware throughout
- > Window locks to all windows
- > 6 Star energy rating
- > Colour through concrete driveway and front porch
- > Independent quality insurance inspection and certificate upon completion.

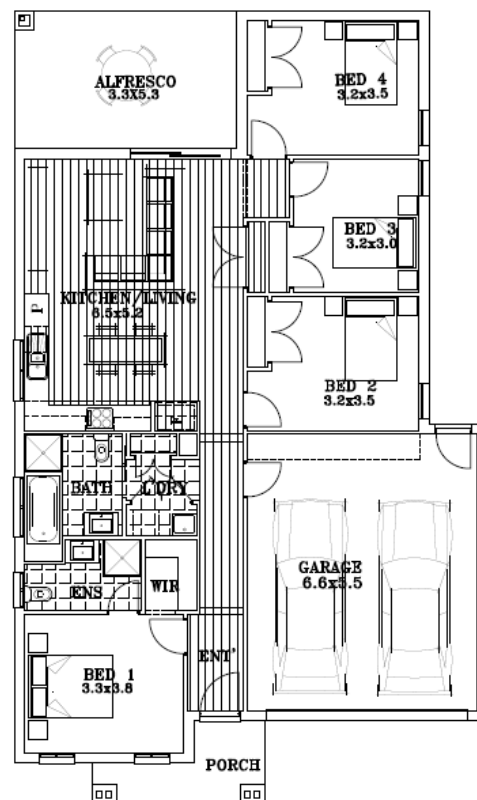


Image may include upgrade items and may depict fixtures, finishes and features not supplied by Ridge Homes such as landscaping and fencing. Accordingly, any prices in this flyer do not include the supply of any of those items. \*Home and Land Package price correct at time of printing and subject to change. Package price telephone service, stamp duty on land, legal fees and conveyancing costs including titles and property report. Floorplan is representation of facade depicted unless otherwise stated. See your Ridge Homes sales consultant for full details of standard inclusions. Land supplied by developer. Land prices and availability are subject to change. All home & land packages are subject to developer approval. Additional site costs may apply if site survey and soil tests indicate the presence of fill or more than 300mm of land fall or presence of rock above the typical site allowance made.