

\$654,990

FULL **TURNKEY** H&L PACKAGE

**UPGRADED
PREMIUM
INCLUSION**

Lot 38, AMBER, AUSTRAL House Design: Pensmore

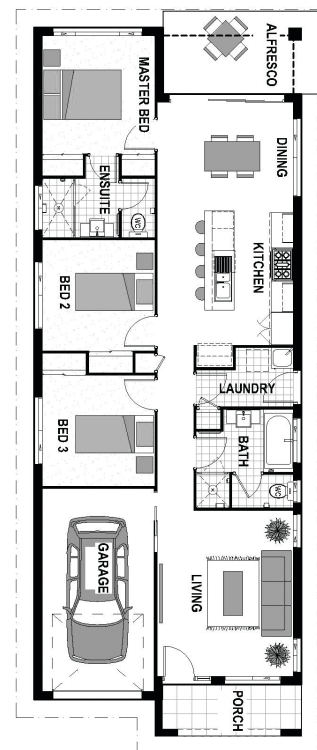
3 bed | 2 bath | single garage | land 322 sqm

Project Overview

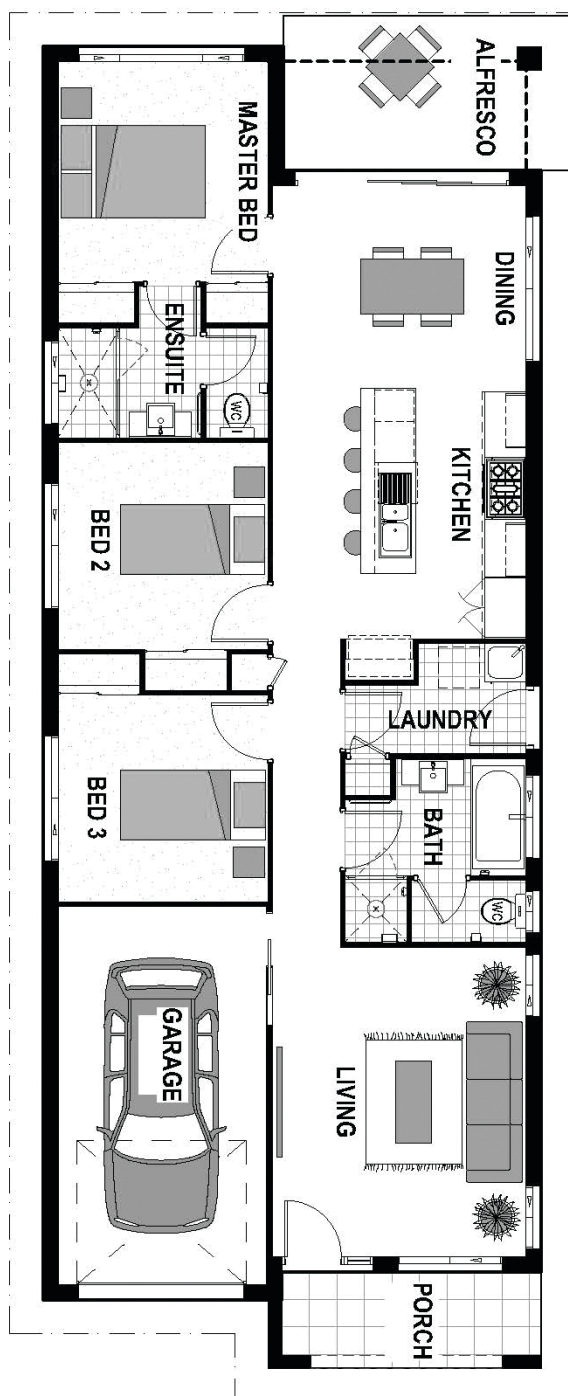
AMBER AUSTRAL is in a prime location within the popular Pinnacle Estate. It is poised to become the South-West's major hub, including a large shopping centre, restaurants, cafés, homemaker centre, offices, civic centre, aquatic centre and much more.

Upgraded Premium Inclusions as Standard

- Full turnkey package
- 1,200 mm extra wide entry door
- Downlight throughout the entire house (except garage)
- 2.6m tall ceiling height on ground floor (2.4m on the first floor for double storey house)
- Upgraded flooring options
- Designer kitchen in premium timber look
- Westinghouse 900mm stainless steel 5 burner cooktop & oven
- Westinghouse 900mm stainless steel rangehood
- Externally ducted rangehood system
- Full size double kitchen sink
- Built-in wardrobe with mirrored sliding doors (if applicable to building plan)
- Full wardrobe interior drawers and shelving
- Wall hung vanity in modern timber look and stone top
- Upgraded full height tiling in bathrooms
- Fly screens to all openable windows
- Perimeter termite protection and pipe penetration termite protection as standard
- Water point to fridge space
- 7 years statutory foundation warranty & 25 years frame structure warranty
- Fixed price site costs
- (Plus our extensive turnkey inclusion schedule)



AUSTWOOD™
H O M E S



**Lot 38, AMBER, AUSTRAL
House Design: Pensmore**

3 bed | 2 bath | single garage | building 135 sqm | land 322 sqm

*Disclaimer: All photos are artist impression only and may include upgrade items and may depict fixtures, finishes and features that are not supplied. Plans are for illustrative purpose only and may not be up to scale. Some items in the display homes may not be included. All interested parties must only refer to individual contracts for final details and must only refer to the contracts as the final and only interpretation of the product, location, facilities and details of builder and developer. The floor plan, inclusion, colour, material, garage size & overall shape of the house is subject to availability, developers design review panel, bushfire requirements & statutory approval. Builders reserve the right to substitute items with equivalent products at any time and to use alternative suppliers other than where specified in the building contract. Total home and land package price is subject to availability, developer, council & statutory requirement and site conditions. Land is supplied by developer. Land prices and availability are subject to change without notice. All details being presented are subject to change without notice or obligation.

