



CAMBERWELL 202 – COASTAL FACADE

FAÇADE IS FOR ILLUSTRATION PURPOSES ONLY

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LOT 108 THE POCKET,
PALLARA

Land Size	418 m ²
Land Price	\$285,000
Registration	Registered
House/Roof Area	201.31 m ²
House Price	\$268,531

TOTAL FIXED TURNKEY PRICE:

\$553,531

Price Valid Until: 13/04/20

13/02/20 GOLD PR1045

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PACKAGE HIGHLIGHTS

- ✓ Full Turnkey, Fixed Price, Silkwood Gold Inclusions
- ✓ **Painted smooth render to entire house**
- ✓ Exposed aggregate driveway & turfing to entire lot
- ✓ **Timber pailing fencing and landscaping package**
- ✓ **Upgraded painted good neighbourhood fencing with expressed timber posts to street frontage fencing**
- ✓ Quality floor coverings - carpet & tiles throughout
- ✓ Superior LED lighting package throughout entire house (excl. garage)
- ✓ Designer kitchen with Westinghouse stainless steel cooktop, oven & range hood
- ✓ Overhead cupboards & stainless steel dishwasher
- ✓ 2 x split system air conditioners
- ✓ Ceramic tiled splashbacks to kitchen & laundry
- ✓ 20mm stone benchtops to kitchen and bathrooms
- ✓ **BAL 19 bushfire construction requirement included**
- ✓ Building approval and water application fees included
- ✓ Colorbond roof & barrier screens to windows & doors
- ✓ Ceiling fans in every bedroom, living area & alfresco
- ✓ 20 Year Structural Guarantee

CAMBERWELL 202

House Areas:

Living	125.23 m ²
Garage	39.27 m ²
Porch	1.55 m ²
Alfresco	11.24 m ²
Soffit Area	24.02 m ²
Grand Total	201.31 m²

