



YARRA 204 - METRO FACADE

FAÇADE IS FOR ILLUSTRATION PURPOSES ONLY

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LOT 27 MANORINA WOODS, BELLBIRD PARK

Land Size	450 m ²
Land Price	\$242,500
Registration	May, 2020
House/Roof Area	203.38 m ²
House Price	\$243,187

TOTAL FIXED TURNKEY PRICE:

\$485,687

Price Valid Until: 17/05/20

PACKAGE HIGHLIGHTS

- ✓ Full Turnkey, Fixed Price, Silkwood Gold Inclusions
- ✓ Large range of face bricks to all façades
- ✓ Exposed aggregate driveway & turfing to entire lot
- ✓ Full timber palling fencing and landscaping package
- ✓ Three coat Dulux premium paint system
- ✓ 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
- ✓ Developer and covenant approval
- ✓ 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

17/03/20 GOLD PR1128

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House Areas:	
Living	129.20 m ²
Garage	37.00 m ²
Porch	2.55 m ²
Alfresco	13.27 m ²
Soffit Area	21.36 m ²
Grand Total	203.38 m²

