



FULL TURN-KEY

Price @ \$589,990

**Lot 4, 22-30 Third Ave,  
Marsden QLD**

**Valmai 3&2 Auxiliary unit**  
**(Façade B)**

**Land Size: 450.00 SQM**  
**(approx.—Clear of Easement)**

**Unit 1 size: 121.86 SQM**  
**Unit 2 size: 93.86 SQM**  
**Total size: 215.71 SQM**

**Land Price: \$260,000**  
**Construction Price: \$329,990**

**Total Pkge Price: \$589,990**



Artist's impression



3+2



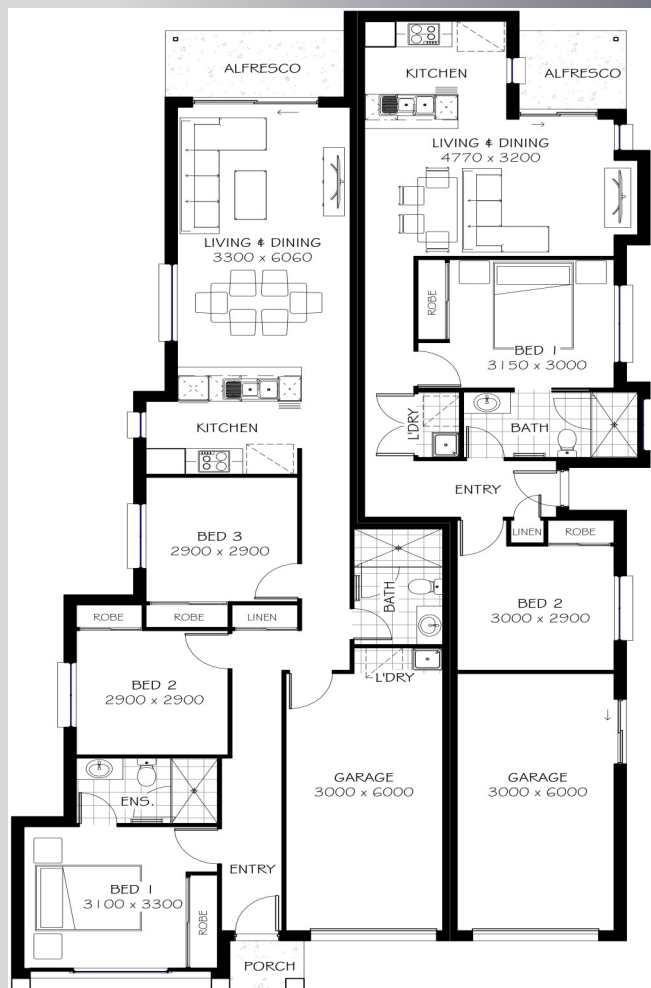
2+1bath



2 garages

**Inclusions**

- \* Dual occupancy dwelling
- \* Brick & tile construction
- \* 6 star energy efficiency
- \* Essa Stone Benchtops to Kitchens
- \* Upgraded mixed material facade
- \* Turf & landscape gardens
- \* Fully fenced
- \* Concreted driveways, paths & patios
- \* Split A/C to living areas
- \* Lever door handles throughout
- \* Fully painted with Taubman quality paints
- \* Upgraded LED Bellissimo appliances
- \* Clothesline, TV antenna & letterbox
- \* Carpet & Tile throughout
- \* Vertical blinds to all windows
- \* Safety screens & window locks
- \* Security screen to external doors
- \* Fan to bedrooms
- \* Garage remote controls
- \* 250L Hot Water Systems
- \* 6yr Structural Warranty
- \* 12mth Maintenance period



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