



House and Land Package



Disclaimer- This drawing is for illustration purpose only. This drawing and information contained are not intended to form any part of any contract

Lot 1 – Kamerunga (Address upon enquiry)

4 Bed + 1 Media 2 Bath 4 Car spaces

Land Size : 535m² Floor size: 213m²

\$697,000



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- ✓ Build with a reputable builder that guarantees fixed price house and land package.
- ✓ No hidden extras or price rises for the length of the building contract.
- ✓ 9 months estimated build time from the start of build to completion.



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- Block located only 2 minutes to Redlynch shopping centre, transport, and dining facilities
- Huge 4 car spaces for off road parking and room for the boat or caravan
- Close to schools and sought-after Caravonica catchment
- Off street for privacy and security in an established area not built up
- Very well-designed open plan house
- Quality built by local FNQ builder. Contact builder for recent projects completed and photos.



MAIN FEATURES

- Easy maintenance polished concrete floors with white marble stones. Plain concrete to garage. Choice of tiles or tiles and carpet if preferred
- Modern tiles to wet areas, alfresco and porch. Choice of decking to alfresco and porch if preferred at extra cost
- Modern high architectural cladded entry facade with 2- options of cladding to the façade entry
- Architectural atrium feature garden to let the outside in with modern planting. Full height Glass/windows around 3 sides for maximize natural light
- Huge 4 car park spaces. 2 lockable, 2 outside carpark. Enough space for the boat or caravan
- Large Alfresco area
- Media room for entertainment or a kid's room
- Study nook
- Open plan kitchen and island bench with seating under. 20mm stone bench top to kitchen. Water point to fridge
- Soft close draws and doors to kitchen
- Large sliding door in the dining room leading out to alfresco to open up inside to outside
- Master bedroom with WIR and 2- 4 draw tall boy and top shelf
- Double shower and vanity in Ensuite
- Open walk-in shower in main bathroom
- Main bathroom full height glass and window looking out to atrium and modern freestanding bath
- Ensuite tile niche in the shower area
- Bathroom tile niche in the shower area
- Walk in pantry with 4 shelves
- Walk in Linen cupboard with 4 shelves
- Split system air conditioning throughout
- Quality down lights and fans throughout. Choice of black fans and lights
- Feature VJ wall in master bedroom. 1 wall
- Feature VJ walls in living area. 2 walls
- All bedrooms with built in robes with 4 draw tall boy unit, top shelf and sliding doors large 2.4m high. 1 mirror, 1 plain sliding door.
- Full quality Colourbond fencing, wall hung clothesline and landscaping
- Plain concrete driveway and car park spaces
- Painted entry front door from the Hume range
- Quality stainless steel appliances including oven, dishwasher, glass cooktop and range hood
- Quality Reece plumbing fixtures and fittings including pin leaver flick mixers
- Quality Gainsborough locks
- Pin leaver wall mixer and spout on vanities with sit on top bowls
- Insulation anticon blanket to the roof
- Insulation ceiling batts to ceiling
- Large outside space for a shed or pool in the future
- Security screens to doors and windows