



HOUSE & LAND PACKAGE

Image for illustration purposes only.

Lot 4636, Gelderland Avenue, Box Hill

Custom

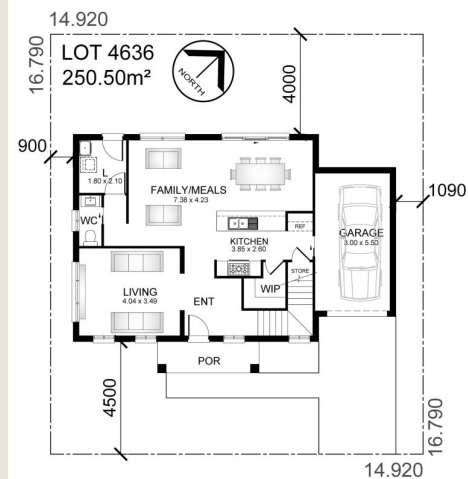
Package inclusions

- ✓ Thermal Comfort with Envirowrap to your H2 Treated Frames
- ✓ Colour Concrete Driveway
- ✓ External Non-Slip Tiles to Porch, Alfresco and Balcony (If Applicable)
- ✓ Quality Designer Carpet to Staircase, all Bedrooms and Leisure
- ✓ Designer Ceramic Tiles to Entry, Foyer, Kitchen, Family and Dining/Meals
- ✓ Quality Reverse Cycle Ducted Air-Conditioning
- ✓ Bosch Alarm System including Alarm Control Panel & 3 Sensors
- ✓ Insect Mesh Fly Screens to all Opening Windows With Vertical Blinds to All Clear Glazed Windows & Sliding Doors
- ✓ Omega 900mm freestanding Gas Cooktop/Electric Oven
- ✓ Omega 900mm Stainless Steel externally ducted canopy rangehood
- ✓ Plasterboard Bulkhead to above overhead cupboards
- ✓ NBN Basic Setup
- ✓ 3000L Slimline Rain water Tank
- ✓ Mirror Sliding Doors to Bedroom Robes
- ✓ Oyster Lights to each room
- ✓ Smooth Transition to Wet Areas With Illusion Semi-Frameless Shower Screen
- ✓ Wall Hung Vanity With Moulded Top
- ✓ Stylus Prima II Close Coupled Toilet with Soft Close Seat
- ✓ Ducted Exhaust Fans to Main Bathroom, Ensuite, Powder and W.C*
- ✓ 1200mm High Tiling to Bathroom, Ensuite, Powder Room and WC*
- ✓ Sarking to Underside of Roof Tiles With Whirly Birds/Eave Vents to Roof Space

*May exclude some sites, subject to house design and facade

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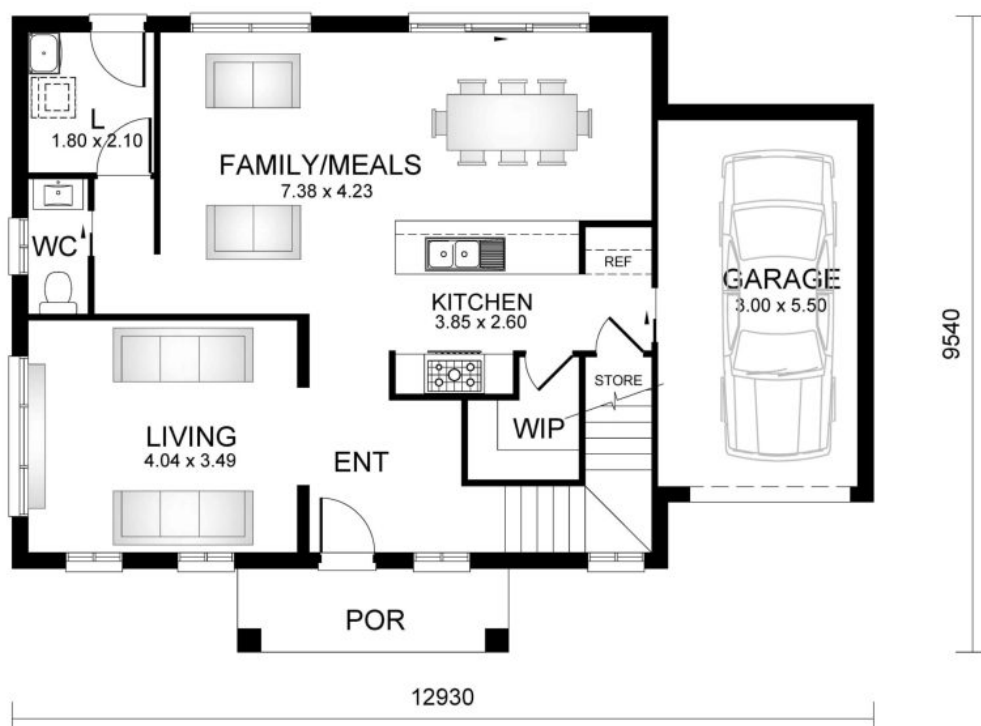
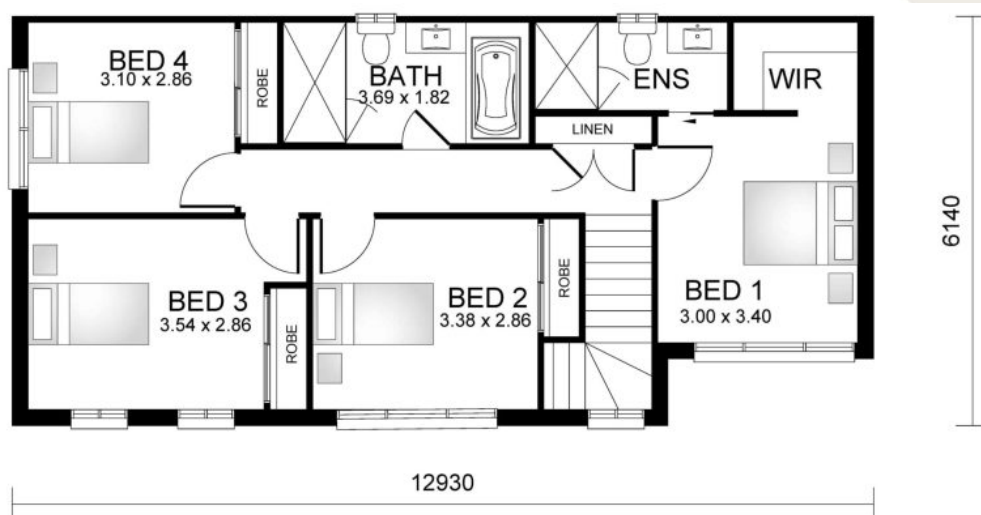


GELDERLAND AVENUE

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House Width	House Depth	Garage	Porch	Ground Floor	First Floor	Total area	Squares
12.93m	9.54m	19.30m ²	5.08m ²	80.71m ²	76.30m ²	181.39m ²	19.53sq



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