

Barcelona 28 Flinders façade.
From \$1,043,300



Lot 101 Hams Road,
The Grange Estate,
Waurm Ponds

Land size: **978m²**

Home Size: **262.10m²**

- 7 Star and NCC Ready and Compliant
- Stunning Flinders Façade included
- Double glazing thermally broken & solar panel 3.5kw
- Quality floor coverings throughout
- 2550mm high ceilings to ground floor
- LED downlights to entry, kitchen and living
- Soft closers to all kitchen, laundry, vanity drawers and doors
- ILVE 900mm wide oven, cooktop and rangehood
- 40mm Caesarstone kitchen benchtops
- 20mm Caesarstone to bathroom benchtops
- Quality Caroma basins and tapware
- Tiled splashback
- 25 Year Structural Guarantee
- 12 Year Maintenance



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Bridie Flint 0431 327 110 | brflint@boutiquehomes.com.au

Price based on floor plan shown and on builder's preferred siting. Floor plan depicts a modern façade shown and included in price. Image used is an artist impression for illustrative purposes only and may show decorative items not included in the price shown including path, fencing, landscaping, coach lights and furnishings. The price is based on developer supplied engineering plans and plans of subdivision and final pricing may vary if actual site conditions differ to those shown in these developer supplied documents Block and building dimensions may vary from the illustration and the details shown. The price does not include transfer duty, settlement costs, community infrastructure levies imposed or any other fees or disbursements associated with the settlement of the land. Additions to the contract may be required in order to comply with Council and Regulatory Authority requirements which may also affect the price. Pricing subject to change without notice. Further terms and conditions apply to this offer including with respect to the price, for the full terms and conditions please visit <http://www.boutiquehomes.com.au/disclaimer>.

