

# AVENUE 23

# \$483,500

## Fixed Price Turnkey House & Land Packages

4 2 2 2

## Stage 04 Lot 454 Elpis Road

- Fixed Price Turnkey House Package
- Fixed site costs & connections (as per standard inclusions)
- Flexible floor plans with a range of facade options
- 2590 Ceilings
- Brick infill's above windows
- Coloured concrete driveway, porch, landscaping & 900mm concrete path around house (as per standard inclusions)
- Letterbox & clothesline
- Remote control panel lift garage door
- Half share fencing
- LED downlights throughout the entire home
- Stone bench top to Kitchen, Ensuite & Bathroom
- 900mm upright oven and cook top with canopy rangehood
- Ducted heating & split system cooling
- Water point for refrigerator
- Stainless steel Dishwasher
- Overhead cupboards in kitchen
- Niches to Ensuite & Bathroom shower
- Quality floor covering throughout
- Flyscreens & window locks to all openable windows
- Block-out roller blinds
- Designer tap ware & basins
- Six star energy with solar hot water & so much more!

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### HOUSE DIMENSIONS

RESIDENCE	17.73 sq	164.88 m <sup>2</sup>
PORCH	0.49 sq	4.56 m <sup>2</sup>
ALFRESCO	0.95 sq	8.85 m <sup>2</sup>
GARAGE	3.88 sq	36.04 m <sup>2</sup>
<b>TOTAL AREA</b>	<b>23.05 sq</b>	<b>214.33 m<sup>2</sup></b>

### LAND DIMENSIONS

LOT SIZE	<b>392 m<sup>2</sup></b>
FRONTAGE	14m
DEPTH	28m



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