House & Land \$943,882*

Audrey 343-D37

Lot 469 Ardour Street, RIPLEY, Bellevue Ripley Estate Façade: Capestone | Home size: 36.89sq | Lot size: 539 sqm





INCLUSIONS

Package inclusions

 $2570 \, \text{mm}$ high ceilings to single storey & ground floor for double-storey homes

Colorbond® steel roof in a range of colours ^

900mm Smeg curved glass canopy or stainless steel canopy

Carpet with your choice of select floor tiles or timber-look flooring ~

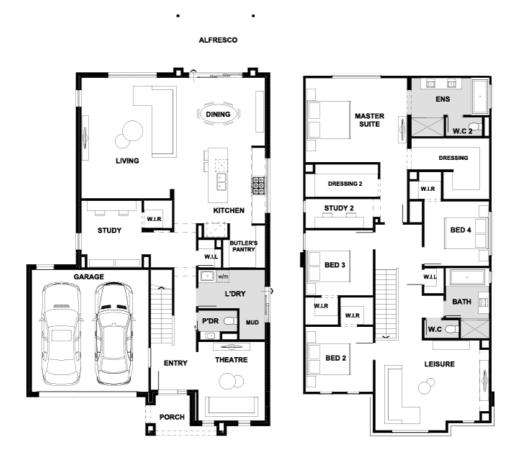
Ceiling fans to bedrooms & alfresco**

Move-in pack including driveway & concrete to alfresco

7 Star energy rating***







Spring Mountain

07 3089 4255 plantationhomes.com.au

**Based on land price provided at time of print. Plantation Homes does not have authority to negotiate land sale. Land is sold separately by Developer. All land enquiries to be made direct to Developer. House price is based on standard home from the Mainvue Collection and façade as specified, and Plantation Homes' preferred siting. Price does not include legal, stamp duty, registration fees or any other charges relevant to the acquisition of land. Price includes site costs but does not include any costs associated with satisfying wind rating requirements (other than NI & N2), acoustic or bushfire requirements, non-standard scaffolding or traffic control, services to the home property identification survey, relaxation fee requirements, build over sewer/stormwater requirements, town planning code assessmen requirements, non-standard dirt and grime prevention measures due to soil conditions, containment mesh/hoarding, generator hire, HSTI fees. Price is based on Level 1 Compaction Report being provided by the Developer for the nominated lot/estate & survey of land matching Developer Disclosure Plan, and waffle pod or monolithic concrete slab construction. Any non-standard slab upgrades due to engineer's site soil classifications are not included in this package. This package is based on information available from Develope Disclosure Plan only and assumes the finished house pad level will provide sufficient fall to the street for sewer and stomwater runoft. I sufficient fall cannot be achieved additional stomwater mor importation of fill and retaining walls may be required which are no included in this package. "Excludes COLORBOND® steel roofing upgrades required to cater for site specific proximity to industrial o marine influence conditions. —Flooring offer includes timber look flooring (Wood Effects Essentials range) and Carpet (Hawks Bay Range as per standard flooring design plan excluding wet areas. Excludes additional alying costs and prossisonal cleaning. ** Full move in pack includes fencing allowance of \$2