

# 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

2570mm 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\*\*\*

A graphic with a teal background. At the top, it says "THE MAINVUE COLLECTION" in white. Below that, in a dark teal box, it says "A new era in home design" in white. At the bottom, there is a "7 STAR ENERGY RATING" badge with seven stars around the number 7.

Spring Mountain  
07 3089 4255 | plantationhomes.com.au

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\*\*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 facade 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 N1 & 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 assessment requirements, non-standard dirt and grime prevention measures due to soil conditions, containment mesh/hoarding, generator hire, HSTP 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 Developer Disclosure Plan only and assumes the finished house pad level will provide sufficient fall to the street for sewer and stormwater runoff. If sufficient fall cannot be achieved additional stormwater runs or importation of fill and retaining walls may be required which are not included in this package. †Excludes COLORBOND® steel roofing upgrades required to cater for site specific proximity to industrial or 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 laying costs and professional cleaning. \*\* Full move in pack includes fencing allowance of \$2.5K exposed aggregate (Cat 1) driveway & porch as per site plan (assuming soil classification is not E1 or above), council driveway application and acid wash (does not include sealing driveway), sandstone look letterbox, turf to front of property (excludes sides and rear) & Sunni Ezy Down wall mounted clothesline. If soil classification is E1 or above, no driveway will be included in Move In Pack The floorplan shown is for the standard house design with standard facade, not the facade for this package and so will vary from actual floor plan. For dimensions and floorplan specific to the facade in this package please speak to one of our New Home Consultants. National Construction Code 2022 (NCC22) compliance is based on standard floorplan, base facade & inclusions based on mid-range colours. Any changes requested to the standard floorplan, base facade, inclusions, and colours darker than mid-range that may affect compliance will be quoted at sales stage and confirmed at tender. \*\*\*7-star - Due to lot orientation and other lot specific factors, customer selections and developer requirements, some homes may not automatically achieve 7-star energy rating and may require additional or upgraded building materials; in these circumstances Plantation Homes will quote the cost adjustments. 7-star calculations for some designs include 1-star credit for a compliant outdoor living area. Copyright Henley Properties (QLD) Pty Ltd trading as Plantation Homes. All plans are copyright; no part may be used, reproduced, or copied by any means or in any form without the prior written permission of Plantation Homes. All rights reserved. QBCC 73955