

# House & Land \$1,200,248\*

## PANAMA 255-S27

Lot 5053 Ironwood Avenue, BELLS CREEK, Aura Estate  
Façade: Kube | Home size: 27.48sq | Lot size: 573 sqm



Price excludes tiles, stone and/or full render to façade treatment, timber windows, landscaping, fencing, driveway, decking, planter box and decorative lights or any change required by Developer to façade. Internal images from our display home may be shown where image of façade or actual design is not available, in which case, some items pictured, such as furniture, some fixtures and fittings and structural options are not included in the fixed price and may not be available. Speak to your new home consultant for clarification.

### INCLUSIONS

2570mm high ceilings to single storey & ground floor for double storey homes

20mm Zenith Surfaces by Stone Ambassador to Kitchen, ensuite, bath & powder rooms

900mm Smeg Gas cooktop, underbench oven & canopy rangehood

Soft close cabinetry to your kitchen

Colorbond® steel roof in a range of colours or concrete roof tiles

Carpet with your choice of glazed porcelain floor tiles or timber look flooring

Full move in pack including driveway & concrete to alfresco

New  
Reserve Collection

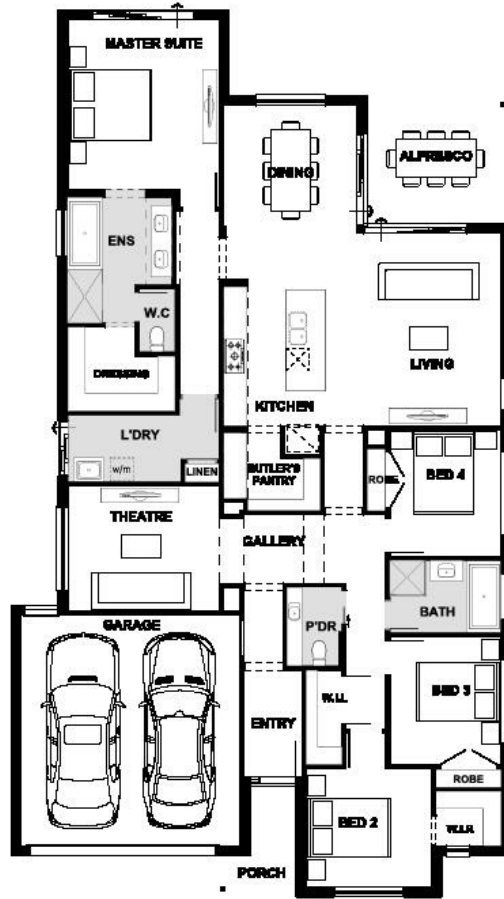
**Luxury  
Living**



Terms & conditions apply

Bells Creek - Aura  
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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 with Reserve Collection inclusions 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. \*\*Site costs do 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, modification of house foundations due to excavation works and/or installation of pools by Owner, 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. Site costs are 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. The Owner is to provide an approved standard connection point for all services to site prior to the commencement of construction. 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. -Flooring offer includes timber look flooring (Wood Effects Essentials range) and Carpet (Hawks Bay) as per standard flooring design plan excluding wet areas. Excludes additional laying costs and professional cleaning. ^Excludes COLORBOND® steel roofing upgrades required to cater for site specific proximity to industrial or marine influence conditions. The floorplan shown is for the standard house design with standard façade, not the façade for this package and so will vary from actual floor plan. For dimensions and floorplan specific to the façade in this package please speak to one of our New Home Consultants. National Construction Code 2022 (NCC22) compliance is based on standard floorplan, base façade & inclusions based on mid-range colours. Any changes requested to the standard floorplan, base façade, 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