



House Plan:

LOT #9

Berkely Green

Address: Ewingsdale, Doolandella, 4077



1607 m<sup>2</sup>

The Ascot - B - Brisbane

Package Price From

4 2 2 31 sq

\$815,622\*



About package:

The Ascot home design is a compact yet abundant double storey design to suit a small lot. The lower level is completely dedicated to entertaining and family living with an open plan kitchen and dining area adjoining the alfresco that spans the width of the house and a bonus study room.

- H1 Slab Included
- 2590mm high Ceilings throughout
- Carpets/Tiles or Carpets/Timber Laminate - The choice is yours at no extra cost.
- 20mm Stone Benchtops to Kitchen, Bathroom & Ensuite
- LED Downlights throughout
- Tiled undercover Alfresco area
- Driveway
- Clothesline
- Letterbox
- Fully ducted Air Conditioning
- Flyscreen's to all windows
- Tiled recessed Niches to both Showers
- Soft close drawers and doors to Kitchen & Bathrooms
- Ceiling fans throughout including Alfresco.

Please note the 2 items not included in the total package price are turf & timber fencing, however we can arrange this for you when home is complete, and handover of the home has taken place.

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### House Features:

- ✓ Tiling and carpet throughout
- ✓ TV antenna and clothesline
- ✓ Brick and rendered letterbox
- ✓ Exposed aggregate driveway and path
- ✓ Daikin ducted air conditioning
- ✓ Tiling and integral slab to alfresco
- ✓ 1020mm entry door
- ✓ Monier Atura Low-profile roof tiles or Colorbond roof
- ✓ 2590mm ceiling height to lower level
- ✓ Flyscreens to windows
- ✓ LED downlights
- ✓ Cold water tap to fridge space
- ✓ 20mm stone benchtops to kitchen, ensuite and bathrooms
- ✓ Westinghouse stainless steel dishwasher
- ✓ Externally ducted rangehood
- ✓ Soft-close drawers to kitchen, ensuite and bathrooms
- ✓ Shower niche to ensuite & bathroom
- ✓ \$15,000 First Home Owners Grant

### Estate Features:

- ✓ Forest Lake State High School
- ✓ Richlands Plaza
- ✓ Richlands Station
- ✓ Koala Trees



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