HARGROVE
EPPING

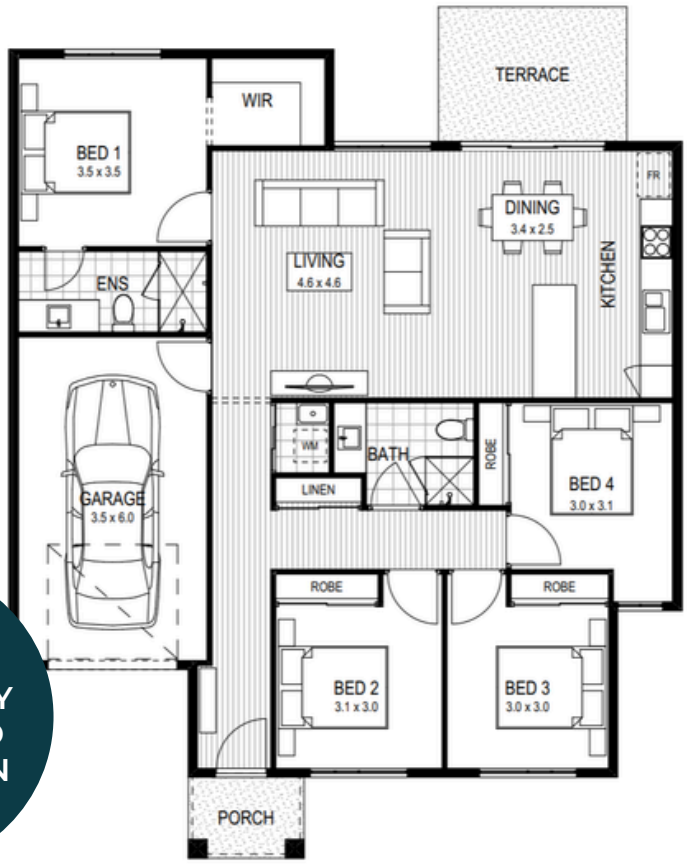


Fixed Price Contract

4 2 1 1

$760,900

MOVE IN Q4 2027



LOT 114

LAND SIZE: 232 M2

HOUSE SIZE: 16.12 SQUARES

TURNKEY INCLUSIONS

- Caesarstone Mineral bentchtop
- Dishwasher
- Split system heating and cooling
- Quality flooring throughout
- LED downlights
- Flyscreens
- Fencing
- Landscaping
- 2400mm high ceilings

NOTHING MORE TO PAY UNTIL BUILD COMPLETION

1300 686 267 Hargroveepping.com.au Kintegra Living MunCorp.

NEW HOME BUILD SPECIFICATIONS

INTERIOR

- 2440mm ceiling heights
- 2040mm high flush panel doors to ground floor
- Metal lever door furniture to all internal passage doors
- Built-in robes with single shelf and rail
- White cushion door stops to passage doors
- 67x12mm skirting boards
- 67x12mm architraves
- 75mm cove cornice to ceilings

7 STAR ENERGY RATING INCLUDING THE FOLLOWING

- 3.5kw solar power (PV) system and inverter
- Double glazed windows and sliding doors.
- Insulation batts to external walls and dwelling ceiling

KITCHEN

- 600mm underbench oven
- 600mm Electric cooktop
- Concealed Rangehood (ducted to outside air)
- Dishwasher
- Stainless steel sink
- Chrome sink mixer tap
- 20mm Caesarstone Mineral bentchtop
- Overhead cupboards

WALL TILING

- Wall tiles to kitchen, bathroom, ensuite, laundry
- Tiled skirting to wet areas

FLOORING

- Quality Laminate flooring to entry, entry hallway, kitchen, meals, and family area
- Quality Carpet to all bedroom
- Floor tiles to bathroom, ensuite and laundry

LAUNDRY

- Stainless steel Laundry trough
- 20mm Caesarstone Mineral bentchtop (Design specific)
- Chrome sink mixer tap
- Washing machine water stops located inside base cabinet

PAINTING

- Washable matte finish acrylic to internal walls (3 coat system)

EXTERNAL

- Colorbond roof
- AAC panels and/or designers cladding to external walls
- Feature front entry door
- Feature double cylinder front door handle
- Flyscreens to all opening windows
- Soft Landscaping including external fencing
- Concrete driveway, front path and porch (Design specific)

BATHROOMS

- 20mm Caesarstone Mineral bentchtop
- Tiled shower bases
- Tiled skirting to wet areas
- Chrome mixer tapware
- Wall mounted shower head to all showers
- Square basins
- Toilet pan and cistern with soft close seat

GARAGE

- Sectional opening garage door with remote control
- Flush panel internal access to door to main dwelling
- Keyed lockset to external and internal hinged doors

ELECTRICAL

- Downlights to living areas
- Batten holders to bedrooms, Wet areas and garage.
- Double power points to bedrooms
- RCD safety switch
- Smoke detectors (hardwired and battery backup)
- External flued exhaust fans and rangehood.
- NBN Ready including data point.

HEATING AND COOLING

- Split system (s) to master bedroom and main living area.

HOT WATER SERVICE

- Heat pump hot water service