

### Lot 11 Harry Cres, Hamilton Valley **Harry Crescent Estate** Area: 549m2

# \$385,100



## **INCLUSIONS:**

Living Area: 160.22 m2 Alfresco: 11.46 m2

#### Total: 212.67m2

12W LED Down lights throughout main living areas.

- 3 Coat Haymes wash & wear paint system.
- Solution Dyed Nylon carpet with 10mm quality air step underlay to bedrooms and lounge.
- Dry Area tiles or vinyl planks to Living, dining, kitchen and hallways large choice design specific.
- 2550mm Internal Ceiling height
- 450mm Eaves (design specific) with Haymes Solar shield paint system.
- Ducted Heating Braemar 4.7 Star Gas with ducts to bedrooms and Living areas.
- Ducted Cooling Braemar Evaporative with ducts to bedrooms and living areas.

HOSIES

- Up to 40m2 of Driveway
- Up to 15m2 of Paths
- Site Allowance
- Land by Agent

Subject to soil test, survey & site conditions. Price may change without further notice. Exclusions unless otherwise specified: the construction contract does not provide for the following and/or similar items and/or their installation and/or any additional works to facilitate installation: Window furnishings; landscaping; fencing; decorative light fittings; external rendering to brick work; retaining walls; landscaping; fencing; fireplaces; soft furnishings; vehicles; any siteworks other than specifically stated in site estimate; any items not specified on inclusion lists and/or colour selections and/or plans, and not specifically costed in by the builder. The Plans & Elevations are an artists impression only.

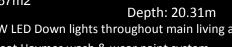
Width: 12.39m Depth: 20.31m

Porch: 2.67 m2

As Per Hosies Homes

**Standard Inclusions List** 

Garage: 38.32 m2





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