

# Home & Land Package

# Tropical 246



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**Lot 7 Harry Cres, Hamilton Valley**  
**Harry Crescent Estate**  
**Area: 726m<sup>2</sup>**

## \$415,320



### MOVE IN READY INCLUSIONS:

As Per Hosies Homes Standard Inclusions List

Living Area: 172.18 m<sup>2</sup>

Alfresco: 16.72 m<sup>2</sup>

Total: 246.53

Garage: 38.60 m<sup>2</sup>

Porch: 3.39 m<sup>2</sup>

Width: 13.50m

Depth: 22.50m

- 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.
- Up to 40m<sup>2</sup> of Driveway
- Up to 15m<sup>2</sup> 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.



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