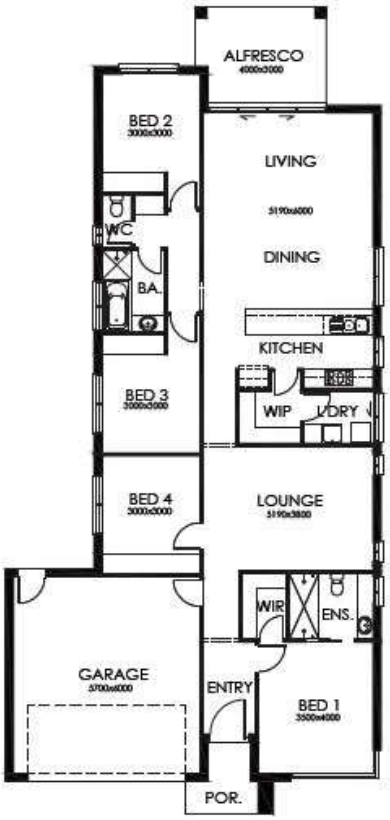
# Our Home Your Land

# Urban216

Urban 216 — 2 | 4 | 2

~~$253,610~~

***$233,610**




## INCLUSIONS:

As Per Hosies Homes Standard Inclusions List

Living Area: 162.04 m2
Alfresco: 11.53 m2

Total: 216.38m2

Garage: 38.57 m2
Porch: 4.24 m2
Width: 11.46m
Depth: 24.64m

- 12W LED Down lights throughout main living areas.
- 3 Coat Dulux 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 Dulux weather shield paint system.
- Ducted Heating – Braemar BM320 Gas with ducts to bedrooms and Living areas.
- Ducted Cooling – Braemar BM900 Evaporative with ducts to bedrooms and living areas.
- Up to 40m2 of Driveway
- Up to 15m2 of Paths

*When approved For First Home Owner $20,000 Grant.

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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