

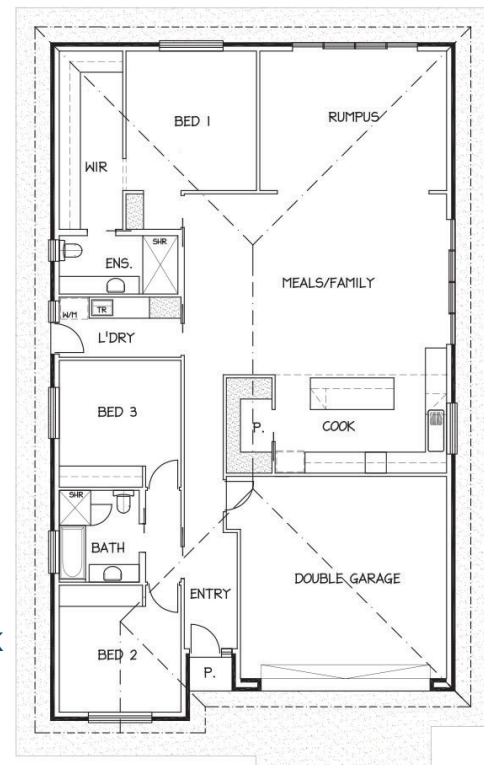


## 2/32A William Street, Birdwood House & Land Package From: \$660,000

This package includes:

Land Size 583m<sup>2</sup>

- ▶ 3 Bed (Approx Size: 216m<sup>2</sup>)
- ▶ Double Garage with Remote Panel lift door
- ▶ Tiling to the front Porch
- ▶ Colorbond roof
- ▶ 2700mm ceilings
- ▶ Brick & rendered quoins to the front façade
- ▶ Large walk-in robe to Bed 1
- ▶ Built in robes to bed 2 & 3
- ▶ Stainless steel kitchen appliances
- ▶ Large walk in Pantry
- ▶ Mixer tapware throughout
- ▶ Semi frameless shower screens
- ▶ Floor coverings throughout
- ▶ Ducted reverse cycle air-conditioning
- ▶ Downlights package
- ▶ TV Antenna
- ▶ Electric heat pump HWS
- ▶ 3kw Solar system
- ▶ R5.0 ceiling insulation, R2.0 internal & external wall insulation
- ▶ 3 Coat paint system
- ▶ NBN provision
- ▶ Termi mesh perimeter treatment
- ▶ Medium bushfire requirements including 3,000lts CFS Rainwater tank
- ▶ Stormwater disposal
- ▶ Common effluent septic tank
- ▶ Footings allowance with all excess soil removal (subject to final engineering report)



Disclaimer: All care has been taken in the preparation of this material. No responsibility is taken for any errors or omissions. Details are subject to change without notification. Images for illustration purposes only. E&EO.

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*Because trust is a must*