



## Lot 52 No.2 Hill Street, Burnside

### Fixed Price Package From: \$1,545,000

This package includes:

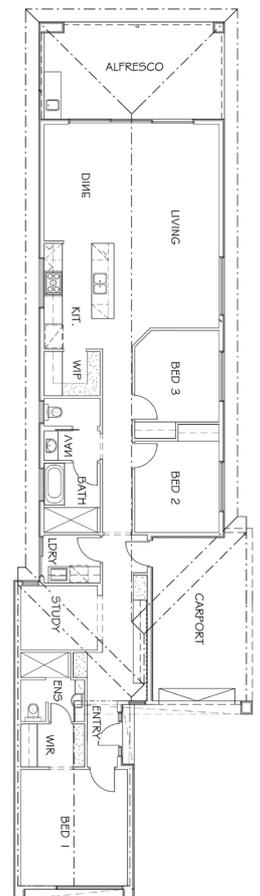
Land Size 374m<sup>2</sup>

#### Fixed Price Guarantee.

#### No builder variations.

- ▶ Footings as per engineering & removal of excess soil
- ▶ Compliant with NCC 2022 (National Construction Code)
- ▶ Hebel construction with 3-coat render finish, Scyon Linea & Axon cladding
- ▶ Colorbond steel roof & panel-lift carport door with remote
- ▶ Termi Mesh termite barrier
- ▶ 2340mm high doors & XVP11 front door
- ▶ Square set ceilings throughout
- ▶ Floor-to-ceiling tiling in bathroom & ensuite
- ▶ Frameless shower screens (Series 1000)
- ▶ Samsung ducted reverse-cycle air conditioning

- ▶ Premium flooring: carpet to bedrooms, vinyl to living, tiling to porch & alfresco
- ▶ Designer kitchen with 20mm Caesarstone (silica-free) benchtops, Caroma undermount sink, Alder tapware, walk-in pantry, & outdoor kitchen to alfresco
- ▶ Appliances: 900mm Westinghouse oven & cooktop, retractable rangehood, Miele dishwasher, Rheem continuous flow HWS
- ▶ Modern bathrooms with Clark bath, Caroma fittings, & quality vanities
- ▶ Custom storage: WIR to master, built-in robes to bedrooms 2 & 3
- ▶ Energy efficiency: R5.0 ceiling insulation, R2.5 external walls, R2.0 internal walls
- ▶ LED downlights, USB charger points, TV points, NBN provisions



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*Because trust is a must*