



\$484,289*

Land \$303,000 | Home \$181,289*

LOT 33 GRIFFIN POCKET ESTATE, GRIFFIN



Land 375m² | Home 181.89m²

ISLA 19 | EAST COAST FACADE

JADE INCLUSIONS:

- ✓ Façade as shown
- ✓ Allowances for site costs
- ✓ Steel frame & Colourbond roof
- ✓ Feature front entry door
- ✓ 2440mm ceiling height
- ✓ 600mm Kitchen appliances
- ✓ 2 Split System Air-conditioning
- ✓ Quality floor coverings throughout
- ✓ Built in wardrobes with vinyl sliding doors
- ✓ Semi-framed shower screens & polished-edge vanity mirrors
- ✓ Externally ducted exhaust fans for showers
- ✓ 800mm wide base cupboard with doors, including laminate finish benchtop & 45 litre stainless steel Laundry tub with metal cabinet
- ✓ Tiled shower niche to both bathrooms
- ✓ Covered Alfresco & Porch with structural slab
- ✓ **Turnkey** with Wintergreen turf and 1800mm timber paling fence
- ✓ Exposed aggregate driveway
- ✓ Wall-mounted clothesline
- ✓ Letterbox
- ✓ Includes Council building & water application fees
- ✓ NBN ready with home hub
- ✓ Rinnai continuous gas hot water system
- ✓ Colourbond sectional garage door with 3 remotes
- ✓ Lifetime Structural Warranty*
- ✓ 12-month Maintenance Warranty
- ✓ Personalised Colour Selection



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*Terms & Conditions apply: All prices are GST inclusive and are subject to final contours and tender. Please ask your Sales Consultant or refer to our website for further details oracleplatinumhomes.com.au. ~Fixed price applies to Essentials Home and Land Packages only.

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