



## \$489,898\*

Land \$196,000 | Home \$293,989\*

LOT 436 LIAM STREET MONTEREA ESTATE, RIPLEY

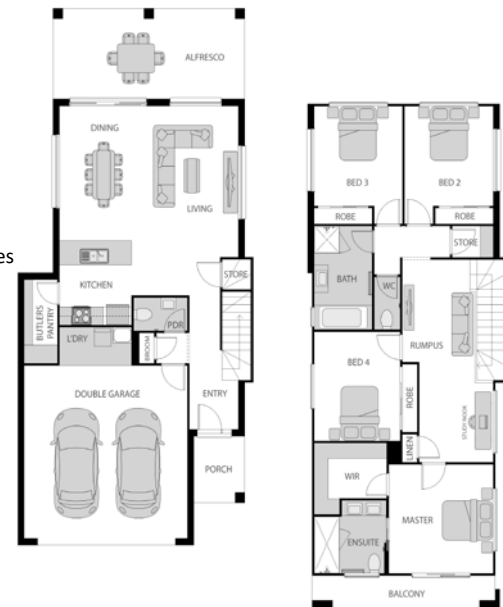
4 | 2.5 | 2

Land 315m<sup>2</sup> | Home 234.41m<sup>2</sup>

## SALTZMAN 25 | HAMPTONS FACADE

### JADE INCLUSIONS:

- ✓ Façade as shown
- ✓ Site Cost allowance
- ✓ Steel frame & Colorbond roof
- ✓ Structural slab to alfresco & porch
- ✓ Split system Air-Conditioning
- ✓ Smart Stone benchtops to kitchen & bathrooms
- ✓ 600mm four zone cooktop & multi function oven
- ✓ 2440mm ceiling height
- ✓ Stainless Steel kitchen sink
- ✓ Semi-framed shower screens & polished edge mirrors
- ✓ Quality tiles to main floors & carpet to bedrooms
- ✓ LED Down lighting throughout
- ✓ Ceiling fan to all bedrooms & covered alfresco
- ✓ Shower Niche to both bathrooms
- ✓ TURNKEY including clothes line, letterbox, turf to the entire lot, 1800mm timber paling fence and gate
- ✓ 45L Stainless steel laundry tub
- ✓ Exposed aggregate driveway with kerb cut out
- ✓ Colorbond auto-close garage with 3 remotes
- ✓ Two garden taps
- ✓ Up to five external drain gullies to the yard
- ✓ NBN ready including home hub
- ✓ Includes Council building & water application fees
- ✓ Lifetime Structural Warranty\*
- ✓ 12 month Maintenance Warranty\*
- ✓ Personalised colour selection
- ✓ PLUS MUCH MORE



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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](http://oracleplatinumhomes.com.au). ~Fixed price applies to Essentials Home and Land Packages only.

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