



## \$393,040\*

Land \$200,000 | Home \$193,040\*

Lot 102 Aurora Estate, RIPLEY

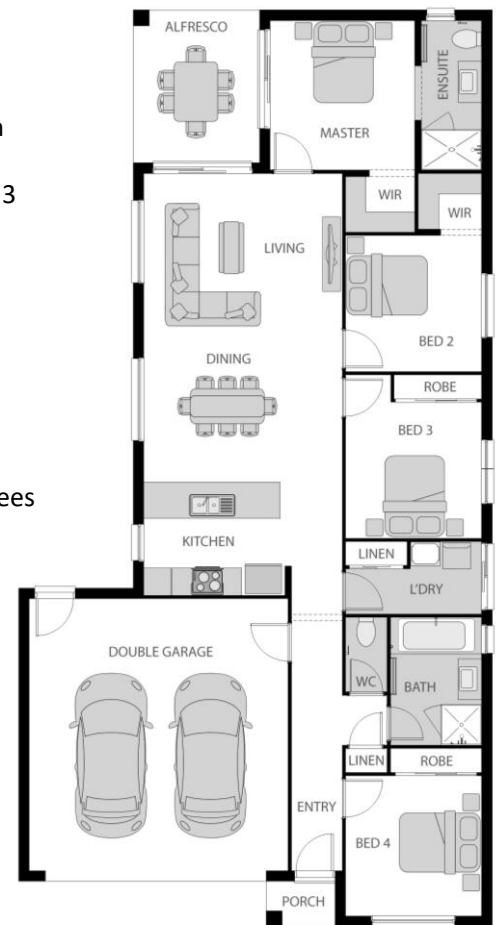


Land 388 m<sup>2</sup> | Home 172.43 m<sup>2</sup>

## FLORIDA 19 | TRADITIONAL FACADE

### JADE INCLUSIONS:

- Façade as shown
- Site works allowance
- Steel frame & Colorbond roof included
- Feature front entry door
- 2440mm Ceiling Height
- Split System Air Conditioning
- Stylish 600mm Kitchen appliances
- Stone benchtop to Kitchen
- Cold water tap to fridge space
- High quality floor coverings throughout
- Semi-framed shower screens & polished-edge vanity mirrors
- Built in wardrobes with vinyl sliding doors
- Built in linen cupboards with four shelves
- 800mm Laundry base cupboard and 45L stainless steel drop in tub.
- Tiled Laundry splash back
- LED Downlights throughout
- Ceiling fans to Bedrooms & Alfresco
- Aluminum windows & sliding doors with keyed locks
- Colorbond Garage door with motor and 3 transmitters
- Rinnai continuous gas hot water system
- NBN ready with lead in
- External flyscreens
- Letter box, clothesline & Digital TV antenna
- Exposed Aggregate driveway
- BAL 12.5
- Council building and water application fees
- Lifetime Structural Warranty\*
- 12 Month Maintenance Warranty
- Personalised colour selection & tile appointment.
- PLUS MUCH MORE



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Display: 10-12 Miami Street, Springfield Rise, Spring Mountain

\*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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