

# FIXED PRICE

## HOME & LAND PACKAGE



# \$491,729

Land Size 294m2

Land Price \$232,000

House Size 169.4m2 | 18.2sq

House Price \$259,729

Anticipated Title Titled

### Turn Key Fixed Price Package

- Council requirements
- Developer guidelines & covenants
- Full Inclusion list is available on next page

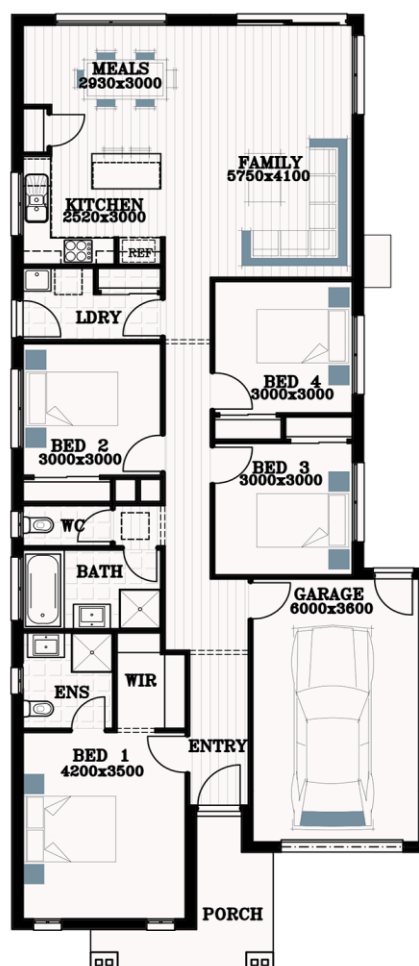


Image may include upgrade items and may depict fixtures, finishes and features not supplied such as landscaping and fencing. Accordingly, any prices in this flyer do not include the supply of any of those items. \*Home and Land Package price correct at time of printing and subject to change. Package price telephone service, stamp duty on land, legal fees and conveyancing costs including titles and property report. Floorplan is representation of facade depicted unless otherwise stated. See your Ridge Homes sales consultant for full details of standard inclusions. Land supplied by developer. Land prices and availability are subject to change. All home & land packages are subject to developer approval. Additional site costs may apply if site survey and soil tests indicate the presence of fill or more than 300mm of land fall or presence of rock above the typical site allowance made.

# INCLUSION - Triumph SGL V5

## Kitchen

- Stainless steel Gas cooktop 600mm
- Stainless steel electric under bench oven 600mm
- Stainless steel canopy range hood 600mm
- Stainless Steel Dishwasher including all connections
- 1-3/4 Stainless Steel Sink
- Sink mixer (Stainless Steel)
- Laminate benchtops
- Laminate base cabinets and overhead cabinets. (as per working drawings)

## Bathroom & Ensuite

- Semi Inset Basin with pop up waste
- Showers – Semi framed clear glass pivot door on a tiled shower base
- Acrylic inset bath
- Close Coupled soft close toilet suite
- Polished edge mirrors above vanity benchtops
- Mixer tapware, shower head & bath wall outlet (Round)
- Laminate bench tops & cabinets (as per working drawings)
- 600mm Single Towel Rails to Ensuite & Bathroom
- Toilet Roll Holders to WC and Ensuite (Round)
- Exhaust fans to Ensuite & Bathroom

## Floor Coverings

- Builders range category 1 carpet complete with 7mm foam underlay to all Bedrooms, robes & Lounge. Note. Lounge is plan specific.
- Laminate flooring to Entry, Entry Hallway, Kitchen, Meals, Family & passage including linen cupboard
- Floor tiles to Ensuite, Bathroom, WC & Laundry
- Wall tiles to Kitchen, Ensuite, Bathroom & Laundry
- Skirting tiles to Ensuite, Bathroom, WC & Laundry

## External

- Builders range Category 1 bricks to dwelling and garage
- Façade as per working drawings (Notion, Nightington, Regency)
- Laundry
- Stainless steel trough and metal cabinet 45lt
- Mixer tapware & Washing machine stops
- Electrical (As per working drawings)
- TV points, phone point & smoke detectors
- Power points
- Internal & external Batten light point(s) including front porch
- TV antenna

## Heating & Cooling

- Gas ducted heating (unit in roof space)
- Split system cooler located in family room
- Windows and External Doors
- Front door – with Deadlock + lever handle to front door (as per working drawings)
- Aluminium windows including window locks
- Provide nylon mesh flyscreens to all openable aluminium windows and sliding doors. Note. Flydoor not included to front entry door or Laundry door (if applicable)
- Entrance set to all other external doors & garage internal access door
- Block-out roller blinds to all windows and external sliding doors

## Garage

- Colourbond sectional lift up door to front including remote control unit

## Ceilings

- 2440mm (Overall Plate) standard ceiling height

## Hot Water Service

- Solar hot water unit with 200L tank with 20L instantaneous gas booster (for non recycled water estates)

## Roofing

- Metal Roof – Selection from builder's range
- Metal fascia and gutter

## Fixing

- 67mm MDF square dressed skirting and 42mm square dressed architraves
- Hinged flush panel doors
- Gainsborough lever passage sets and dummy handles
- Hinged flush panel doors to linen & build in wardrobes

## Plaster

- Cornice – 75mm cove
- Paint – 2 Coat System
- Low sheen acrylic to external timber work
- Low sheen acrylic to internal walls
- Flat acrylic to ceiling
- Gloss finish to internal wood work
- Gloss finish to front entry and internal doors

## Driveway

- Colour through concrete driveway & front porch up to 35m2 (as per working drawings)
- Landscaping & Fencing
- Front & rear landscaping as per developers guidelines (if required) including wall mounted clothesline & mailbox
- Fencing as per developers guidelines (if required) including winged fencing & P/A gate

## Foundations

- Class M concrete slab
- Connection
- Connection of services (water, gas, electricity, sewer, telephone conduit & stormwater) based on 500m2 blocks with less than 300mm fall, 5m setback & maximum of 12m run of services. Does not include Energy and telephone consumer account opening fees.

## Termite

- Part A Slab penetration system & Part B Slab Spray

## Structural

- 25-year structural guarantee (conditions apply)

## Energy

- Minimum 6-star energy rating

## QA Inspection

- Independent quality assurance inspection, reinspection & certificate upon completion