



## Lot 365 - The Oasis Contemporary

This house and land package includes:

- › Full turn-key package (driveway, landscaping, letterbox & clothesline)
- › Fixed price contract & site costs - H class slab and footings
- › 2700mm ceilings with ceiling rake & square-set cornice
- › Ducted air-conditioning, vacuum maid, alarm & intercom
- › Custom vaulted portico and upgraded façade
- › Custom kitchen, laundry and vanities with overheads & bulkheads
- › 20mm Caesarstone benchtops to kitchen, bathroom & ensuite
- › Black Nero tapware, sink & accessories throughout.
- › 900mm Euro freestanding gas cooktop and oven with canopy range hood
- › 600mm Euro dishwasher
- › Tiles to patio & porch with 2-pac epoxy sealing to garage
- › Upgraded carpet, vinyl flooring and tile selection
- › Ceiling fans and LED lighting throughout
- › Upgraded electrical plan with NBN Velocity pack Inc. 4 data points
- › Side wing fencing allowance with exposed aggregate driveway & path

 4  3  2

**\$769,500\*\***

**Land 390m<sup>2</sup> | House 281m<sup>2</sup> | Frontage 12.5m**

**Contact Sam Patterson**

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### Floor Plan as displayed



### AREA SCHEDULE

All areas are rounded down to one decimal point

Ground Floor (excluding car accom.)	40.4 m <sup>2</sup>
First Floor	157.5 m <sup>2</sup>
<b>Total (Living Area)</b>	<b>197.9 m<sup>2</sup></b>
Garage	37.0 m <sup>2</sup>
Balcony	23.6 m <sup>2</sup>
Alfresco	17.8 m <sup>2</sup>
Porch	5.0 m <sup>2</sup>
<b>Total (Under Roof)</b>	<b>281.3 m<sup>2</sup></b>

### Modular Upgrades



Upgrade MK1



Upgrade MK2



Upgrade MK3



Upgrade MK4

Please note: \*\* the floor plan depicted in this brochure is for conceptual purposes only, finishes will be confirmed upon completion of specifications within the building contract \*\* Subject to Council conditions and approval \*\* Facade for illustration purposes only - changes may need to be done to match floor plan \*\* Landscaping not as per artist impression \*\* This price is dependant on sitting, retaining required and condition of block Path Developments trading as Pathway Homes. ABN 5410 394 6050 BSA License 1086676