



## Lot 298 - Plantation Waterford 45

This house and land package includes:

- › Fixed site costs
- › Floor coverings throughout outdoor room
- › Exposed aggregate driveway & path Colorbond roof
- › Fencing allowance
- › Turf to the front
- › Render to brickwork
- › Feature front door
- › NBN Ready
- › Letterbox
- › Façade upgrades included

 4  2  2

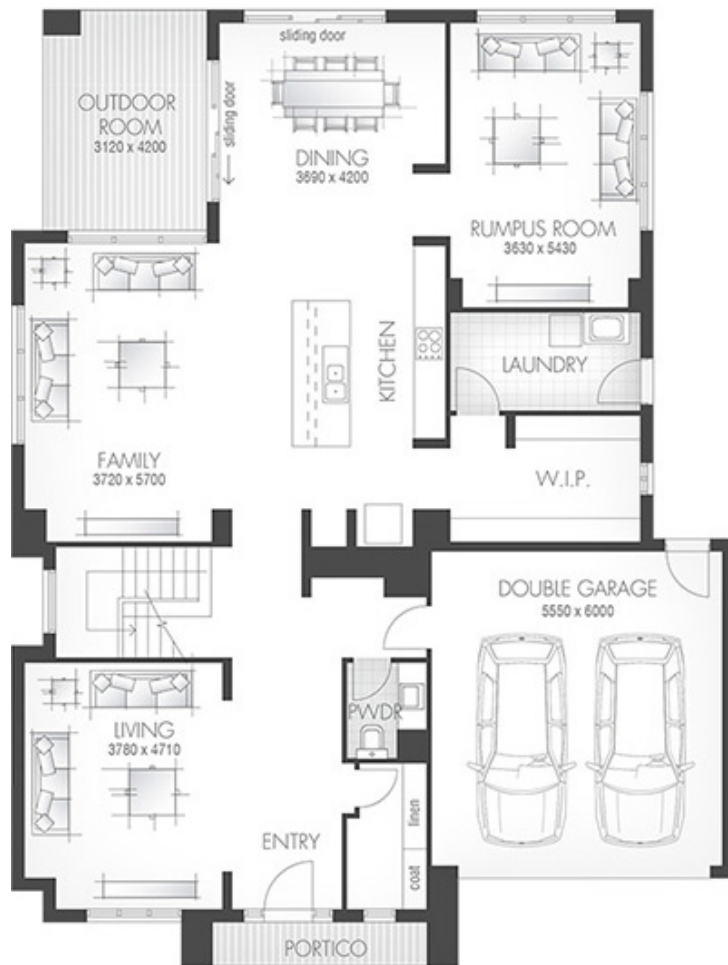
### \$1,036,274

Frontage 19.1m<sup>2</sup> | Land 671m<sup>2</sup> | House 415m<sup>2</sup>

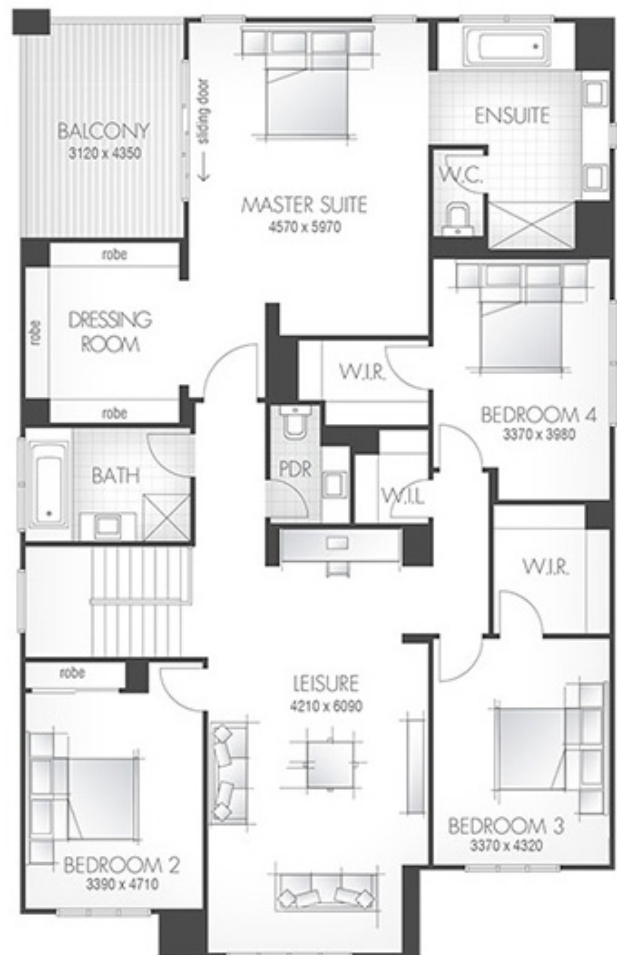
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Ground Floor



First Floor

## AREA SCHEDULE

All areas are rounded down to one decimal point

First Floor	186.0 m <sup>2</sup>
Ground Floor (excluding car accom.)	166.0 m <sup>2</sup>

**Total (Living Area) 352.0 m<sup>2</sup>**

Garage	36.5 m <sup>2</sup>
Portico	13.9 m <sup>2</sup>
Outdoor Room	13.1 m <sup>2</sup>

**Total (Under Roof) 415.5 m<sup>2</sup>**

For image - Image depicts items not supplied by Metricon namely landscaping, fencing, timber decking and paths. Image contains upgrade items.

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