



## Lot 414 - Hudson 218 Urban

This house and land package includes:

- › 'Smart inclusions' + render allowance + current 'Smart' promo
- › 2590mm ceiling height
- › Stainless steel dishwasher
- › \$1,000 Evolve studio gift card
- › LED downlights throughout
- › Floor coverings throughout
- › Caesarstone bench tops throughout
- › 25 year structural guarantee

 4  3  2

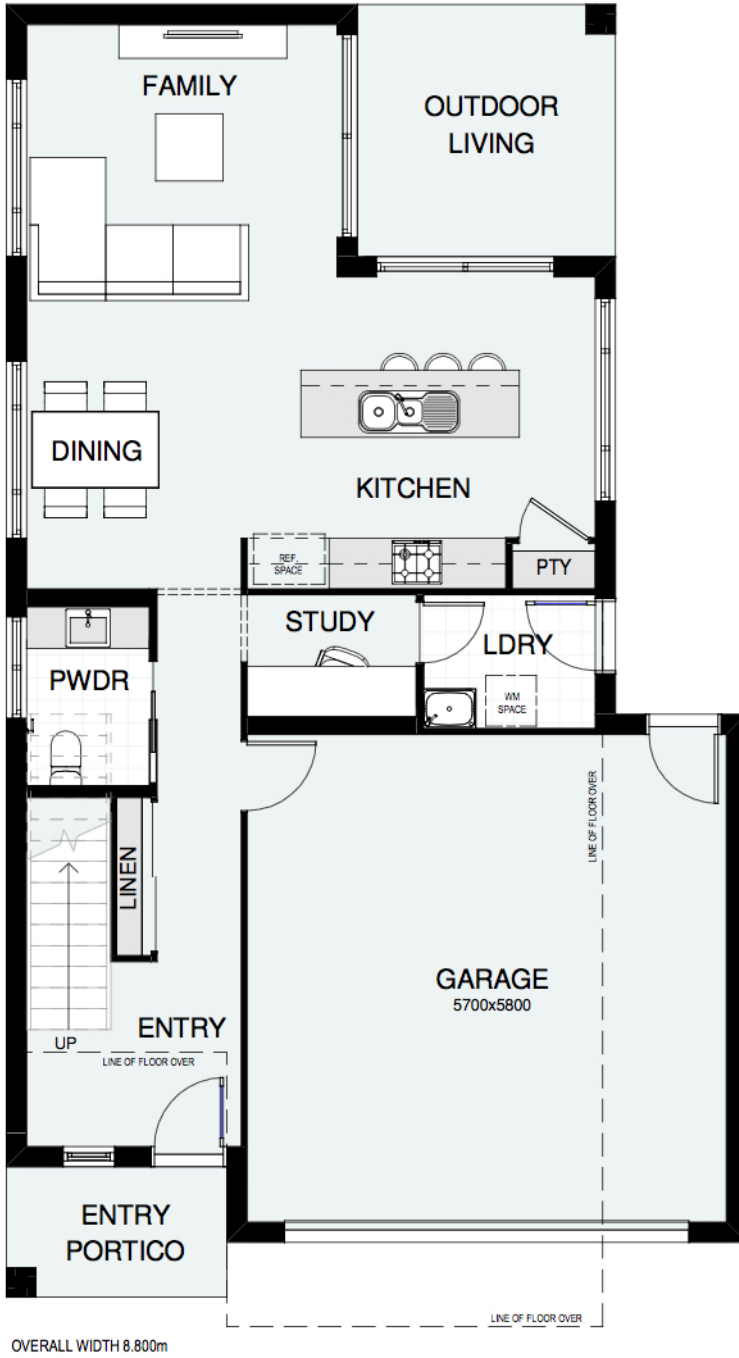
**\$650,000**

Land 359m<sup>2</sup> | House 218m<sup>2</sup> | Frontage 12.6m

Contact Lawrence Mather

0414 881 815

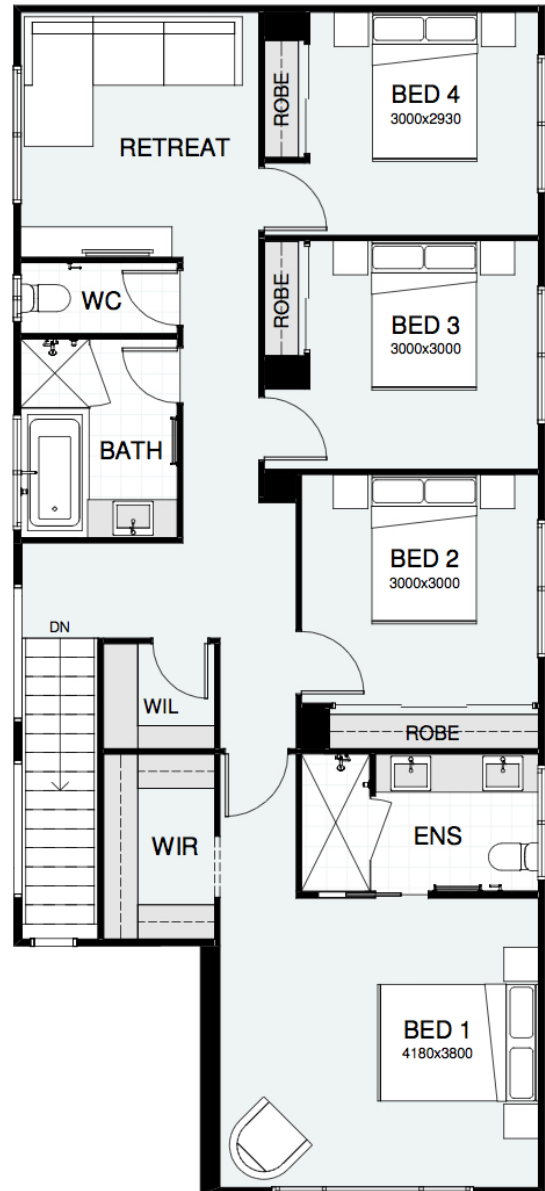
[l.mather@boldliving.com.au](mailto:l.mather@boldliving.com.au)



**AREA SCHEDULE**

All areas are rounded down to one decimal point

Ground Floor (excluding car accom.)	96.1 m <sup>2</sup>
First Floor	68.4 m <sup>2</sup>
<b>Total (Living Area)</b>	<b>164.5 m<sup>2</sup></b>
Garage	36.4 m <sup>2</sup>
Outdoor Living	9.2 m <sup>2</sup>
Stair Void	4.0 m <sup>2</sup>
Porch	4.1 m <sup>2</sup>
<b>Total (Under Roof)</b>	<b>218.2 m<sup>2</sup></b>



Disclaimer: This is a proposed house and land package which is yet to be constructed and is subject to site inspections, engineering, bushfire and acoustic reports and council approvals. All images have been used for sales and marketing purposes and should be used as a guide only. Conditions apply to all promotional items. © Copyright of Bold Properties (Qld) Pty Ltd | QBCC License No: 1189357