



Lot 481 - Clara 20 Yale

This house and land package includes:

- › Fixed site costs
- › Floor coverings throughout
- › Exposed aggregate driveway and path
- › Colorbond roof
- › Colorbond Slimline remote garage door
- › Render to the front facade
- › Council building and water application fees
- › NBN Ready
- › European designed kitchen appliances
- › Covenant requirements included
- › H2F Termite resistant frame

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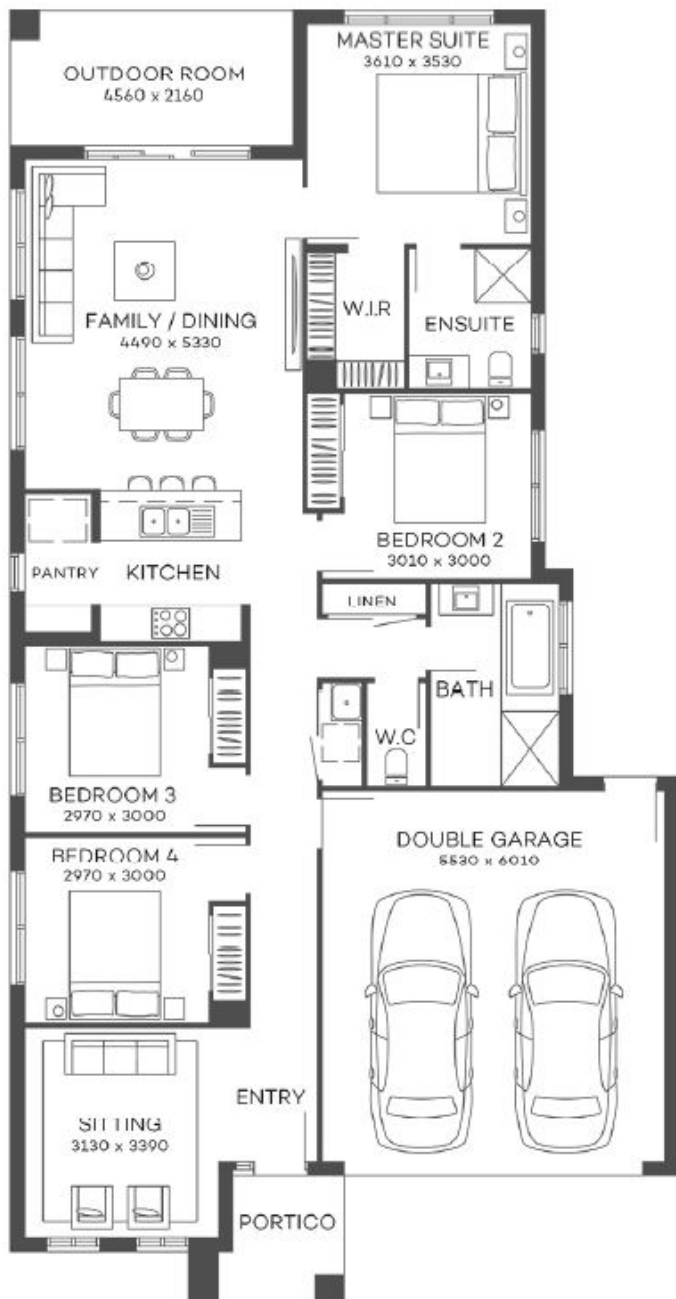
\$634,857

Land 399m² : House 190.61m²

Contact Angus Pyott

0405 046 934

AngusPyott@metricon.com.au



AREA SCHEDULE

All areas are rounded down to one decimal point

Ground Floor (excluding car accom.) 136.11 m²

Total (Living Area) 136.11 m²

Garage 36.34 m²

Porch 8.31 m²

Outdoor Room 9.85 m²

Total (Under Roof) 190.61 m²

Disclaimer: *Land not supplied by Metricon, land developer terms and conditions apply. Fixed Price packages are only available for the specific lot and home advertised. Land prices and availability are subject to change without notice. Additional costs may incur if there are bushfire or acoustic requirements. Pricing does not include additional legal fees relating to the building and/or land contract and stamp duty charges. This package is not available in conjunction with any other promotion and is subject to developer approval. No structural variations allowed. The determined house siting on the lot is at the discretion of Metricon Homes only. Metricon reserves the right to withdraw any Fixed Price Home & Land Package at any time without notice. The guarantee applies to all new home building contracts signed after 1 January 2019 and is subject to the terms and conditions of the Guarantee which can be found at [Metricon.com.au/terms-conditions](https://www.metricon.com.au/terms-conditions). *Grant Conditions & State eligibility criteria apply. For HomeBuilder eligibility criteria, T&C's see <https://treasury.gov.au/coronavirus/homebuilder>. For Queensland first home buyer grant eligibility see www.qld.gov.au/housing/buying-owninghome/financialhelp-concessions/qld-first-home-grant. For NSW first home buyer grant information visit <https://www.revenue.nsw.gov.au/grants-schemes/previous-schemes/first-home-owner-grant>. The promoter is Metricon Homes Qld Pty Ltd, ACN 005 149 137, QBCC License 40992, NSW License 36654C.E32058