



Lot 469 - Avalon Bay 255 Resort

This house and land package includes:

- › 2.7m Ceilings on ground floor
- › 2.55m Ceilings on upper level
- › 15.5Kw Daikin ducted air-conditioning system
- › Artusi 90cm induction cooktop
- › Artusi 90cm electric oven
- › Artusi 90cm integrated rangehood
- › Turn key inclusions like letterbox, clothesline, and exposed aggregate driveway

 4  3  2

\$783,000

Land 451m² : House 254.8m²

Contact Ben Puchala

0466 318 414

ben.puchala@gjgardner.com.au

AREA SCHEDULE

All areas are rounded down to one decimal point

Ground Floor (excluding car accom.)	95.3 m ²
First Floor	103.5 m ²
Total (Living Area)	198.8 m²
Void	5.0 m ²
Garage	37.7 m ²
Porch	2.6 m ²
Alfresco	10.7 m ²
Total (Under Roof)	254.8 m²



GROUND FLOOR



FIRST FLOOR

Disclaimer: This Document has been prepared without all the Relevant Documentation being available at this time and is "Subject to Change" upon the receipt of the documents should the information provided prove different to the Items included herein, being but not limited to Soil Test, Contour Survey and Engineer's Details. (Exact Soil Classification, Slab Design, Additional Site Works and Bored Pier Requirements cannot be accurately determined without these documents being available). E32105