



Lot 478 - Claremont 10 Beach

This house and land package includes:

- › 12.5Kw Daikin ducted air-conditioning system
- › Laminex cabinetry with soft-close cupboards and drawers
- › Freestanding bath
- › Artusi 90cm induction cooktop
- › Artusi 90cm electric oven
- › Artusi 90cm integrated rangehood
- › Turn key inclusions like letterbox, clothesline, and exposed aggregate driveway

 4  2.5  2

\$767,000

Land 635m² : House 210.4m²

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.)	160.1 m ²
Total (Living Area)	160.1 m²
Garage	37.4 m ²
Porch	1.9 m ²
Alfresco	11.0 m ²
Total (Under Roof)	210.4 m²

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