



## Lot 496 – Bardon 210 Hamptons

This house and land package includes:

- › Site Cost Allowance
- › Hamptons Style Facade
- › 2550mm High Ceilings
- › Impressions Range Inclusions Pack
- › 40mm Stone Bench Tops to Kitchen with Waterfall Ends to Island Bench
- › 900mm Smeg Cooking Appliances
- › Microwave and Dishwasher
- › Blanco Undermount Sink and Gareth Ashton Mixer
- › Semi Frameless Shower Screens and Frameless Mirrors
- › 900mm Laundry Base Cabinet with 20mm Stone Bench Top
- › 20mm Stone Tops to Bathroom Vanities with Above Counter Basins
- › Split System A/C (2)
- › LED Downlights
- › Ceiling Fans to Bedrooms
- › Ceramic Tiles and Silver Range Carpet Throughout
- › Ceramic Tiles to Porch and Timber Deck
- › Driveway, Side-wing Fencing and Backyard Landscaping Allowance

 4  2.5  2

**\$681,481**

**Land 314m<sup>2</sup> : House 209.06m<sup>2</sup>**

**Contact Treece Stubbs**

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#### AREA SCHEDULE

All areas are rounded down to one decimal point

Upper Floor (excluding car accom.) 95.58 m<sup>2</sup>

Ground Floor 62.83 m<sup>2</sup>

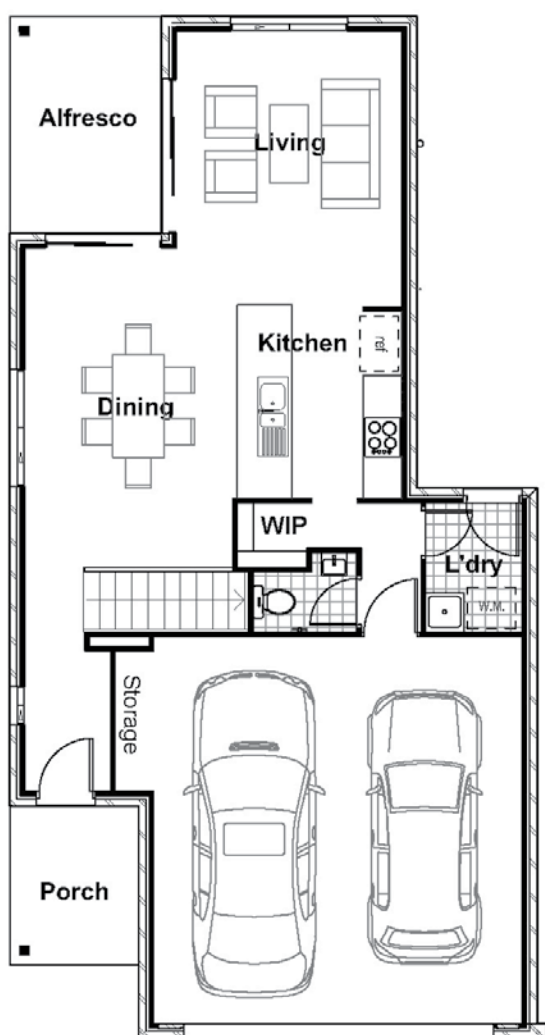
**Total (Living Area) 158.41 m<sup>2</sup>**

Garage 37.81 m<sup>2</sup>

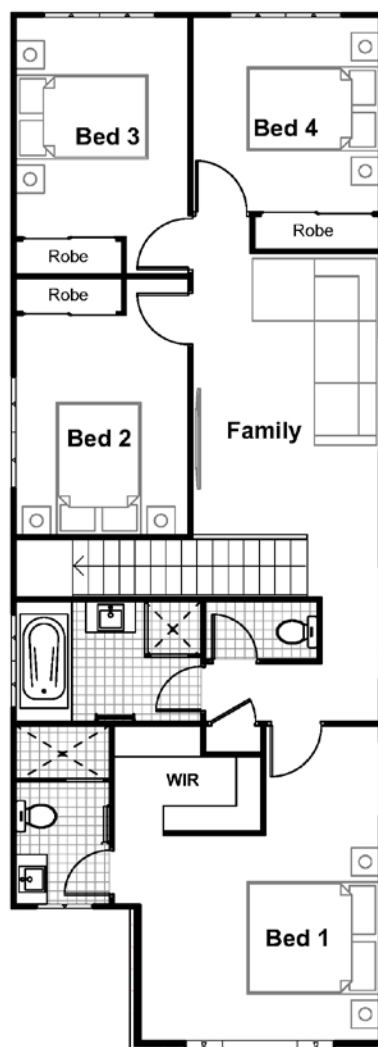
Porch 4.92 m<sup>2</sup>

Alfresco 7.92 m<sup>2</sup>

**Total (Under Roof) 209.06 m<sup>2</sup>**



UPPER FLOOR



LOWER FLOOR