



**Hotondo
Homes**
AUSTRALIA'S LEADING NETWORK OF PROFESSIONAL BUILDERS

A great find

HOUSE & LAND BUILDERS PROPOSAL

\$535,990

Costed specifically onto Lot 405 Pitt Street, Billy's Lookout.



The **LANSLOWNE**



The Lansdowne 182 is a practical and spacious home ideal for wide or acreage blocks of land. Containing three large bedrooms, the master bedroom hosts a walk-in-robe plus ensuite with double vanity. This home suits a broad range of families and lifestyles. Upon entry you are welcomed past a private and versatile living room, through to the huge open-plan kitchen, meals and family area. The kitchen is a stand out feature of the home with an island bench and walk-in-pantry. The home is complete with a double car garage that has direct home access for family convenience. This design is also available in larger 248, 257 and 304 sizes.

FEATURES/INCLUSIONS

- Flexible Designs with in house drafting available
 - Bushfire requirements (assumed Bal Low)
 - 45 Metres of screw piling
 - 45m² Concrete Drive
 - H2 Termite resistant pine
 - Panellift PFT Garage Door
 - Colourbond Roof including R1.5 Insulation Blanket
 - Window Locks with Fly Screens
 - Added Gas Point for Heating or BBQ
 - Corinthian Maddison Entrance Doors
 - Nexion Mechanical Entry Door Lock
 - R3.5 Glass Wool insulation to roof space
 - R2 Glass Wool insulation to external walls
 - Protectant Termite Protection
 - TV Aerial, roof mounted
 - NBN network ready into house
 - Council Fees, BASIX Compliant, Connections, Insurances, WorkCover Requirements.
 - Air-Conditioning
 - Titan 8 Flooring with Carpet in Bedrooms
 - Flexible Kitchen Designs
 - Stone Benchtops
 - Stainless Steel Appliances
 - Chimney Canopy Hood to atmosphere
 - Dishwasher
 - Plumbed Refrigerator Tap
 - Caroma Quatro Tapware
 - Marquis Eco Vanities
 - Shampoo Recesses in Showers
 - Tiled floor wastes
 - Bathroom 3 in 1 Heater/Fan/Lights
 - Venecia 4S CC Toilet Ceramic Suites
 - 1700 Bath Tub
 - 3 Coat Paint System
- Does not include added drafting fees if required, tree and rock removal if required. Fencing, retaining and landscaping. Window dressing & light fitting allowance.
- Subject to necessary reports and surveys.

Land sale price – Lot 405- 753m²

Contact Victoria Braxton-Meadows at the Land Sales Office on 0402 818 080

\$255,000.00

Sales Consultant: Ashley Keeling Tel: 4920 7211

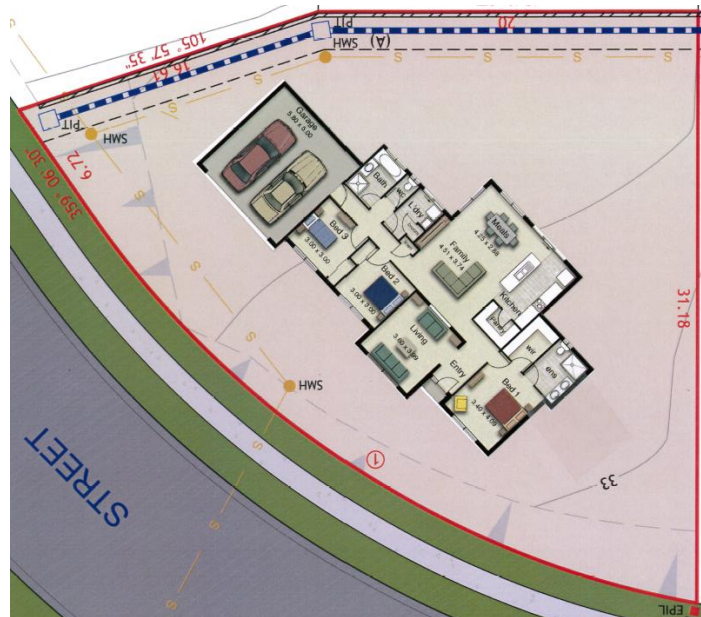
NEWCASTLE, LAKE MACQUARIE SHOWROOM: 9 Arnhem Close, Gateshead NSW 2290
Schutz Building Pty Ltd trading as Cherry Road Constructions ABN 86 116 073 119 Lic: 179774



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The LANSDOWNE 182



Living	141.37m ²
Garage	39.73m ²
Porch	0.76m ²
Total	181.86m² (19.58sqsq.)
Width	22.34m
Length	11.27m



To proceed:

Inspect the land. Then pay an initial fee to the builder of \$1000. This locks in any promotions and includes a contour site survey, initial drafting of plans on site and a fixed price tender. Drafting fees to modify the design, if required are from \$500. Tender accepted, a fee of \$9000 is paid toward the preparation of documents for contract and submission of plans for approval. Note: The initial \$1000 and \$9000 fees are accounted for in the total estimated build price.

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