

# The KIRKTON House Package



Image for illustration purposes only

5 2.5 2

GF Living Area:	132.82m <sup>2</sup>
FF Living Area:	95.13m <sup>2</sup>
Garage:	37.69m <sup>2</sup>
Alfresco:	14.81m <sup>2</sup>
Balcony:	12.36m <sup>2</sup>
Porch:	8.08m <sup>2</sup>
<b>TOTAL:</b>	<b>244.6m<sup>2</sup></b>

Width: 11.6m

Depth: 22.7m

## PLATINUM TURN-KEY PACKAGE!!!

### Features:

- ✓ To suit lots 603, 606, 607, 613 & 614
- ✓ GR Homes Platinum Inclusions
- ✓ 40mm Silestone® engineered quartz kitchen benchtops
- ✓ Polytec Createc kitchen cupboard doors
- ✓ 900mm AEG Induction Cooktop & 600mm AEG Oven
- ✓ 3 Separate Living Areas
- ✓ Wall hung vanities & freestanding bath
- ✓ Floor to Ceiling Tiling to Main Bathroom & Ensuite
- ✓ Remote controlled front garage door
- ✓ Bamboo flooring to living areas
- ✓ Carpet to bedrooms, robes, activity & recreational room
- ✓ Ceramic tiles to Alfresco, Porch & Balcony
- ✓ Platinum Electrical Package (41 x LED Downlights, 3 x Pendant Lights\*, 2 x Ceiling Fans w/ Lights to Alfresco, 8 x LED Downlights to Eaves)
- ✓ R2.5 wall insulation w/ R3.5 ceiling insulation
- ✓ Daikin Ducted Air Conditioning
- ✓ Kikuyu turf
- ✓ Colorbond roof w/ Anticon
- ... plus many more quality inclusions

**TOTAL:** (exc. land)

**\$497,310.00inc**



Terms & Conditions\* Package price is based on a standard home and standard façade. House price package may be subject to lot constraints, developers design review panel, Council final approval and GR Homes procedure of purchase. Turnkey items such as fencing, driveway, paths, turf, landscaping, letterbox & clothesline are not included, price on application if requested. Prices are GST inclusive and may change without notice. Images may depict fixtures, finishes and features not supplied by GR Homes. These items include planter boxes, retaining walls, water features, pergolas, screens and decorative landscaping items such as fencing and outdoor kitchens and barbeques etc. For detailed home pricing and inclusions, please talk to our sales consultant. This design and illustration remains the property of GR Homes and may not be reproduced in whole or in part without consent. Proudly built by Edgeworth Constructions Pty Ltd. Builders Licence #204959C.

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