



Lot 725
35 Bowline Street
Billys Lookout, Teralba

\$597,500
including land \$240,000

INCLUSIONS:

- + Full turn-key, move-in ready home with landscaping, driveway and fences
- + Air conditioned living & Master bedroom
- + LED downlights throughout
- + Oak leaf laminate flooring to living areas
- + Andersons Valisar carpet elsewhere
 - +Deluxe 9mm Underlay
- + Tiled front porch and courtyard



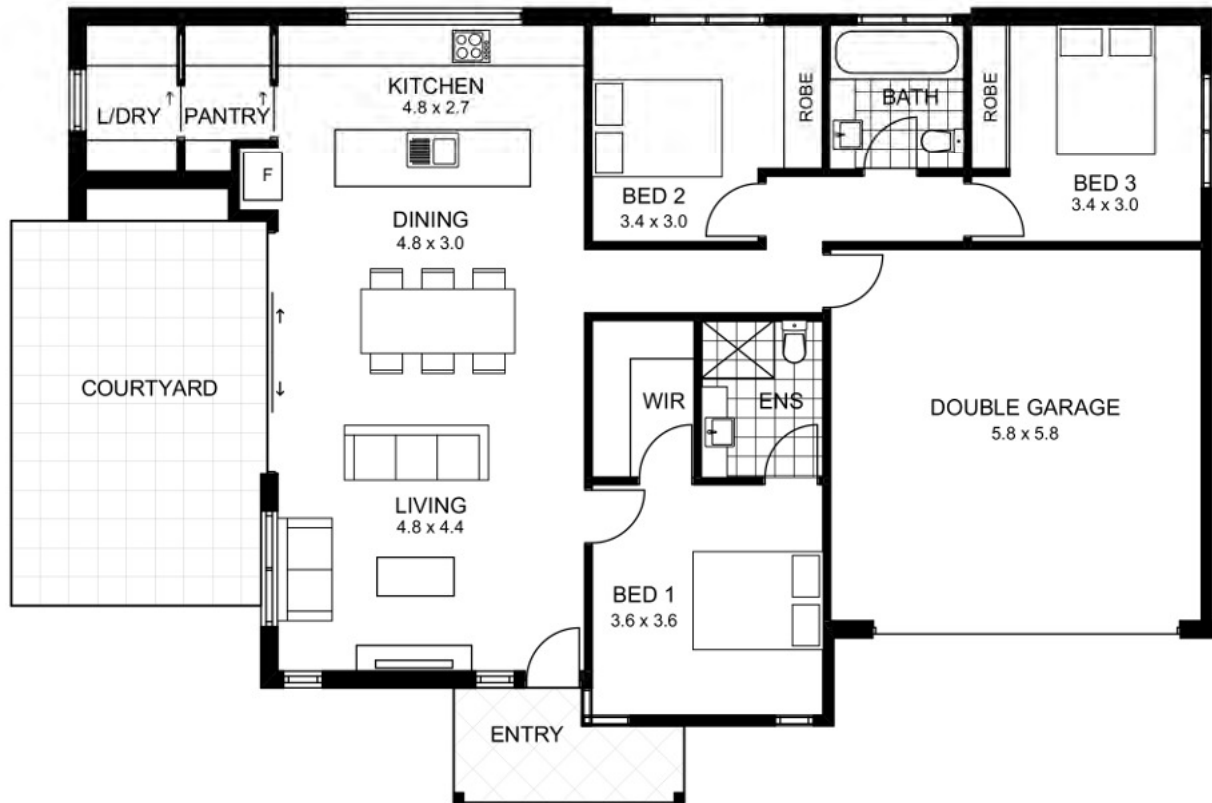
- + Bathroom set-downs (no step up to tiles areas)
- + Caesarstone® kitchen benchtop
- + Westinghouse stainless steel built-in appliances
- + Raked ceilings and high level windows
- + Dynamic® Panel-glide garage door
 - +With three remotes
- + Display Home plumbing fixtures



HOUSE SIZE

Overall Width	11.1m
Overall Length	17.8m
Total House Area	194.1m ²

Lot 725
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Billys Lookout, Teralba
(Land: 334.2m²)



HOUSE SIZE

Living	127.3m ²
Garage	36.2m ²
Porch + Courtyard	30.6m ²
TOTAL	194.1m²

OVERALL

Length	17.8m
Width	11.1m

For any further information, Please Contact:

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Conditions apply to all packages. Price is correct as of 01/02/19 and is based on standard home, standard façade and builders preferred siting. Individual legal contracts apply for both the home and the land. Bundle price excludes costs associated with land purchases (eg. Legal fees, stamp duty & property searches etc). Pricing is subject to land statutory/regulatory authority requirements (eg. Council, BASIX, Mines, Bushfire Regs, etc) as well as, site classification, contour survey & bushfire assessment reports. Pictures shown are for illustrative purposes only, and may, depict items and finishes not included, such as the front deck, tiling to the rear alfresco, driveway, columns, landscaping, light fixtures, among other things. Graph Building reserves the right to change design, prices & inclusions, without notice where a security payment has not been received from a purchaser. Specific details, pricing and dimensions will be included in your contract. All designs and plans are copyright, and remain property of Graph Residential, and no part may be reproduced or copied without prior consent from Graph Residential.