

# House and Land

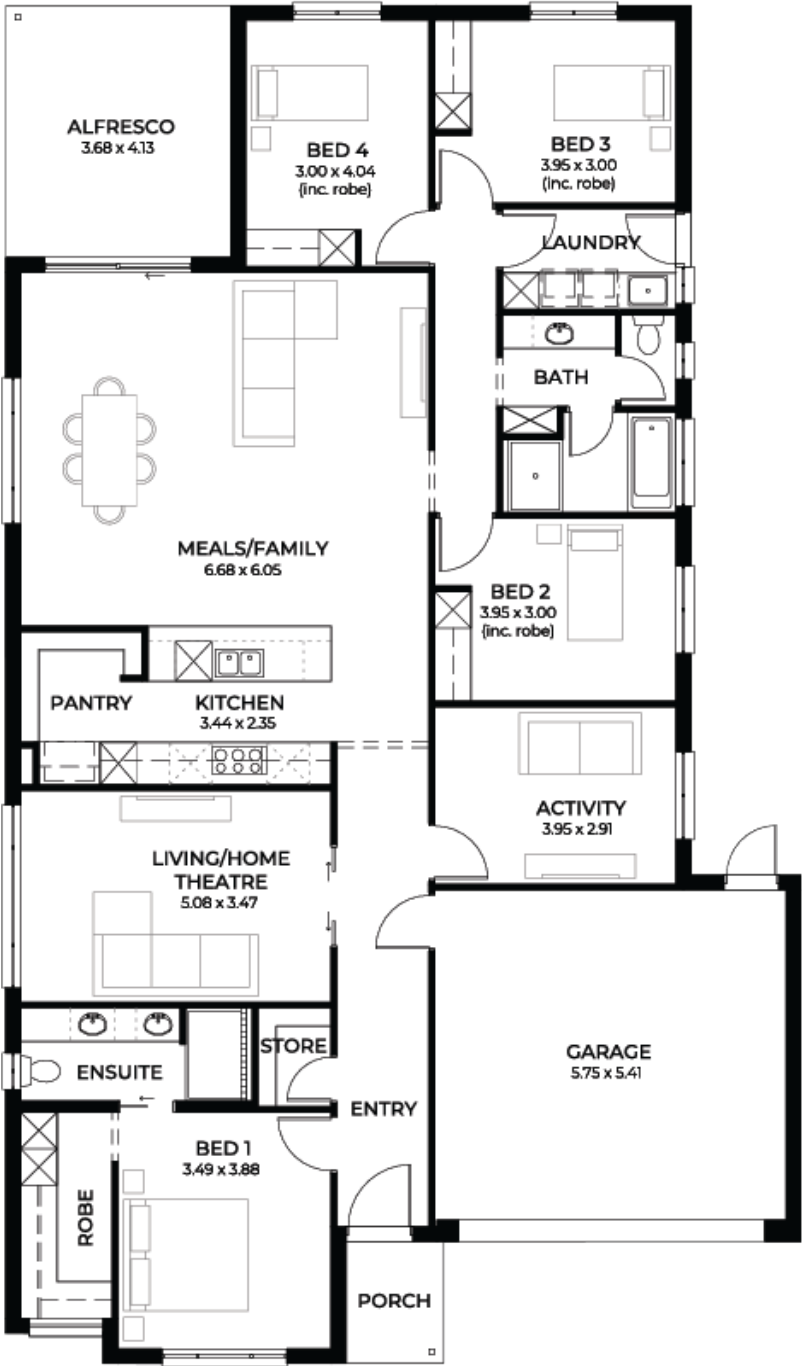
from  
\$651,179\*

LOT 313  
Oceanic Crescent  
Encounter Bay  
'Sepia 3.5'

Lot Size 450.00m<sup>2</sup>  
Design Sepia 3.5  
Block Size 450m<sup>2</sup>  
House Size 251m<sup>2</sup> / 27.03sqsq  
Width 13.00m



4 2 2 2





**Lucky you,  
all these  
impressive  
features are  
included with  
this home**

- Titled block, ready to build

Builder’s promotional discount applied

New livable housing standards with 7 star energy efficiency

Solar power system

2.7m ceiling throughout / 25 degree roof pitch / 450mm eaves

2.3m high doors (external and Internal)

Insulation throughout including R6.0 to Ceiling

900mm Westinghouse appliances to kitchen

Built in robes with mirror finish, drawers and shelving set

Tiled ledge to showers with 1.95m high Milan semi-framed shower screens

45 litre inset trough to laundry with floor units and tiling behind
- 400mm deep overhead cupboards and dishwasher to kitchen

Auto single span panel to garage

Data based footing and site works allowance

Premium facade as selected or your choice, including slab and tiles

Slab and tiles to alfresco as per plan

Flooring included (Carpets to rooms / Timber laminate to living and kitchen)

Ducted reverse cycle air-conditioning with WIFI control

3 month fast track process

3 month maintenance

25 year structural guarantee