

# House and Land

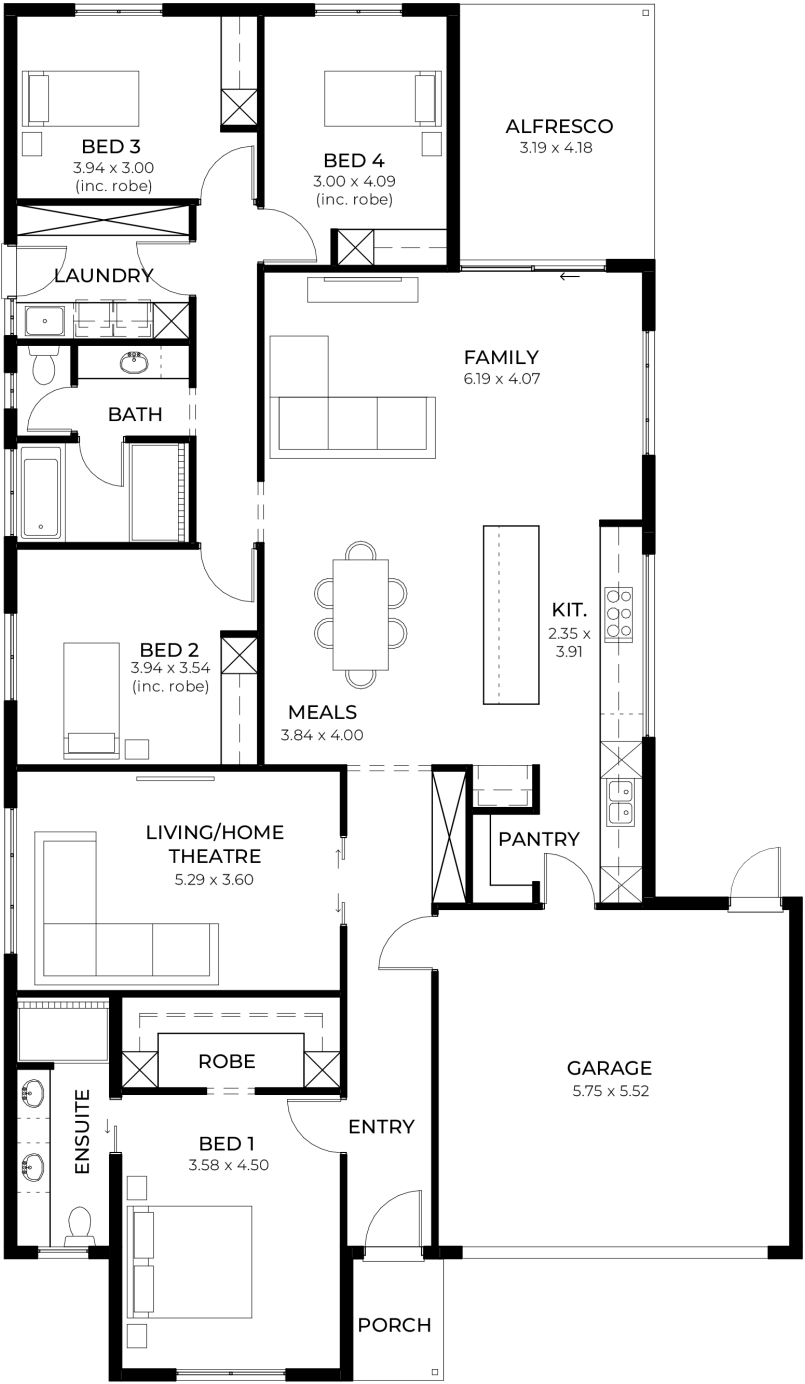
from  
\$749,900\*

LOT 204  
Sandpiper Drive  
Encounter Bay  
'Cyan 3.5'

Lot Size 450.00m<sup>2</sup>  
Design Cyan 3.5  
Block Size 450m<sup>2</sup>  
House Size 242m<sup>2</sup> / 26.11sqs  
Width 13.00m



4 2 2 2





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

New Liveable Housing Standards with 7 star energy efficiency including 6.6 kW solar system

Storm water, paving for drive way and path way around the house

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

2.3m high doors, including external and internal

Insulation throughout including R 6.0 to ceiling

900mm Westinghouse appliances to kitchen, with a Westinghouse dishwasher

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 floorunits and tiling behind

400mm deep overhead cupboards to kitchen

Auto single span panel to garage

12 months fixed price including footings and site works

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

Slab and tiles to alfresco as per plan

Flooring included, with carpets to rooms and timber laminate to living and kitchen

Ducted reverse cycle air-conditioning with Wi-Fi control

Fast pre construction process

3 Month Maintenance

25 Year Structural Guarantee