

House and Land

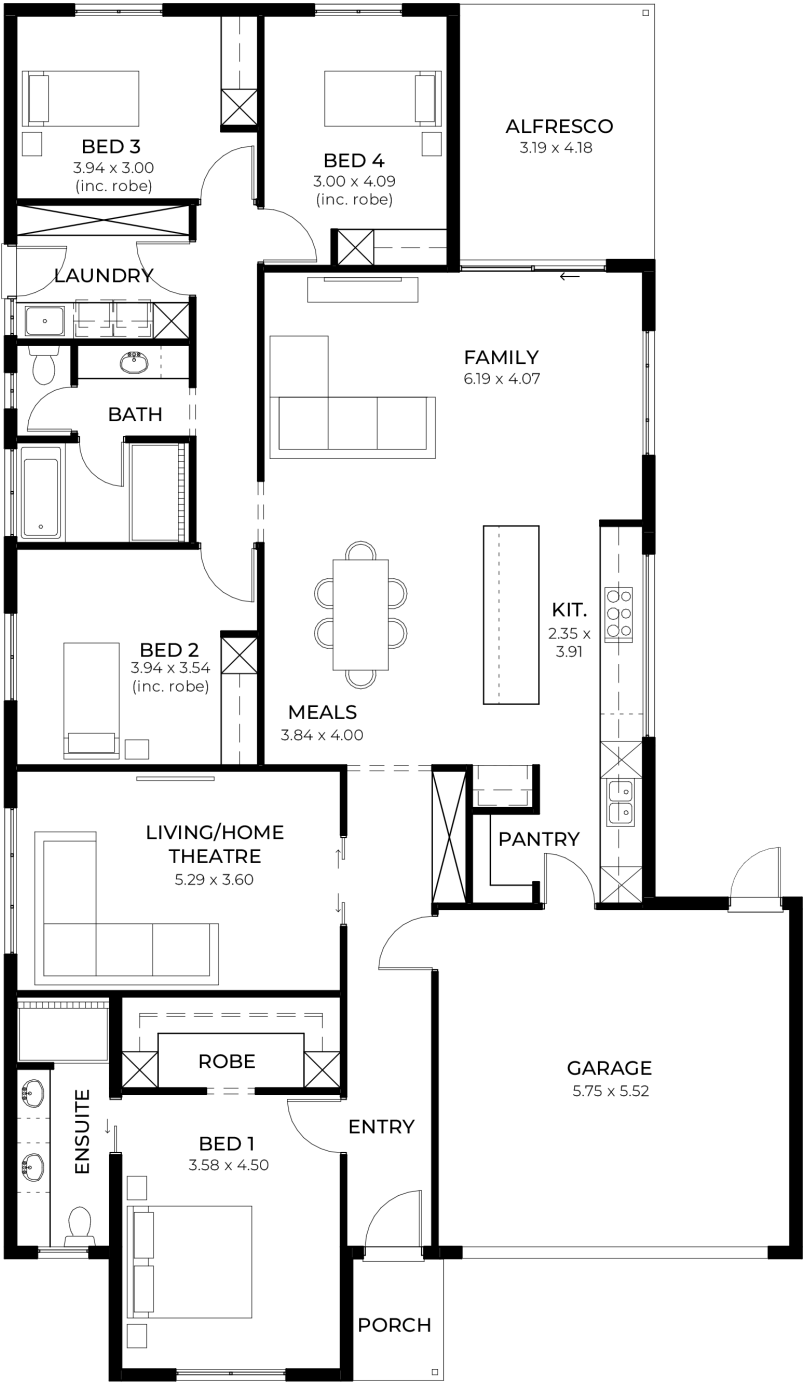
from
\$818,200*

LOT 1174
Brookmont Boulevard
Andrews Farm
'Cyan 3.5'

Lot Size 420.00m²
Design Cyan 3.5
Block Size 420m²
House Size 242m² / 26.09sqsq
Width 13.00m



4 2 2 2





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

Fixed Price Inclusions Package

Energy & Climate Efficiency 6.6kW
Solar Power System

Eco-friendly and energy-efficient as
standard Ducted Reverse Cycle Air
Conditioning

Complete home climate control with
Wi-Fi connectivity Stylish interior
finishes

Plush carpeting to all bedrooms,
study, and theatre Timber Laminate
Flooring

Sleek and durable finishes to entry,
rear hallway, kitchen, meals, and
family areas

High Ceilings (2700mm)

R6.0 to ceilings, R2.5 to external
walls, R2.0 to internal walls and
garage for year-round comfort

Premium 900mm Westinghouse
appliances - Including oven, cooktop,
rangehood and dishwasher 20mm
Solid Surface benchtops

Sleek and durable surfaces in kitchen
and pantry

Luxury inclusions featuring
square-edge benchtops, semi-framed
shower screens, and Luna tapware
and accessories.

Ample storage throughout - Including
walk-in robes, mirrored sliding robes,
linen cupboards, pantry, and
dedicated laundry storage

Entertainers Alfresco (as per the floor
plan) - Includes slab, tiling, gas point,
and stormwater system for seamless
outdoor enjoyment

Perimeter and driveway paving
included with storm water disposal!

Compliance Included Encumbrance
Requirements - All applicable
encumbrance criteria included for
hassle-free approvals.