

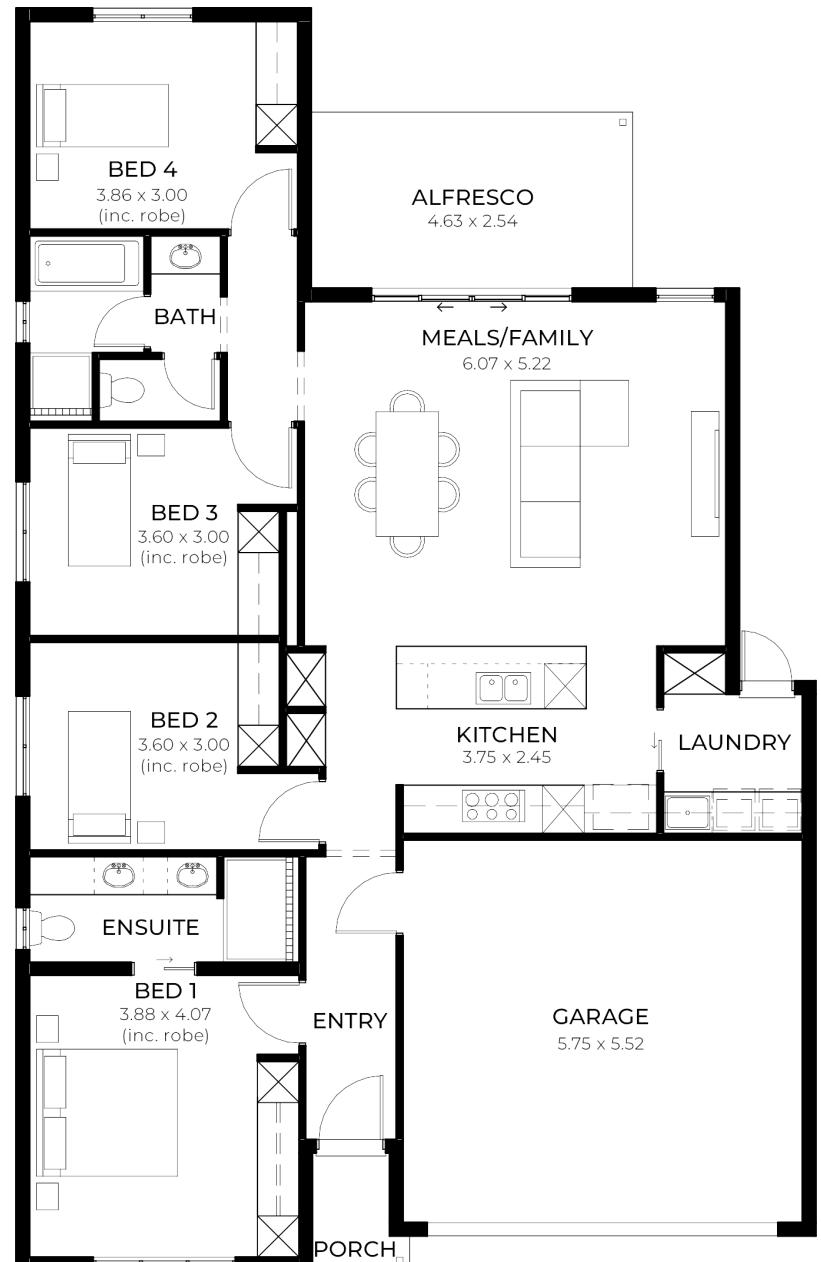
# House and Land

from  
**\$763,800\***

**LOT 3**  
Olive Grove  
Munno Para West  
'Cobalt 5.0' (V1.2)



**Lot Size** 435.00m<sup>2</sup>  
**Design** Cobalt 5.0 (V1.2)  
**Block Size** 435m<sup>2</sup>  
**House Size** 182m<sup>2</sup> / 19.65sqm  
**Width** 11.50m





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

TITLED LAND & FIXED PRICE - ready to go!

30-week build time guarantee - fast, reliable turnaround

Ducted reverse-cycle air conditioning with Wi-Fi control

6.6kW solar system - reduce your energy bills from day one

2700mm high ceilings throughout - create a spacious, airy feel

Fixed price footings/site costs and encumbrance compliance included

7 Star Energy Complaint

900mm stainless steel appliances + solid surface benchtops

Soft-close joinery throughout

Butler's pantry with solid surface benchtops

Semi-frameless shower screens, tiled ledges & premium tapware

Full wall tiling to bathrooms

Recessed kickers to vanities for sleek finish

Timber laminate floors to living areas; plush carpet to bedrooms & theatre

2340mm high internal doors + cavity sliders

Built-in robes with mirrored doors - WIR with shelving and drawers

Awning windows to living areas

Clipsal Iconic switches and ample Double Power points, TV & data points

Overhead cupboards, pull-out bin, broom storage in laundry

Panel lift garage door with remote + rear roller door

Garage and alfresco insulation included

Tiled verandah, alfresco & porch (where applicable to plan)

Colorbond roof with 25° pitch

3-month maintenance period

25-year structural warranty