

HOUSE & LAND PACKAGE
Lot 47 Countryview St, Woombye
From \$466,690



4  2  2 

House Features

- Separate Lounge / Media Room
- Under-roof Verandah
- Floor Coverings + Light Fittings
- Exposed Agg. Driveway & Patio
- \$5,000 Landscaping Package
- Clothesline/TV Antenna/Mailbox
- Plus all Standard Inclusions

Areas

- House size: 263m²
- Lot size: 954m²



Once you arrive at Range Brook Estate, you won't want to leave. Take your pick of homesites, selecting from views to the Blackall Ranges, or overlooking the green nature reserve. The magnificent views are matched only by the large beautiful blocks, great value and picture-perfect potential of the Estate. Within 15 minutes, you have most of the conveniences you could ask for - pristine beaches, schools and universities, shopping centres, and the Bruce Highway which will take you north or south. Just around the corner is the historic local township of Woombye. The calm and tranquillity of Range Brook is calling you. Own your slice of hinterland paradise today.

Note: Price may vary and is subject to site survey. Does not include retaining. Site works allowed for in price.

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PROUDLY MARKETING BY



FASTTRACK

LIVE-IN INCLUSIONS

Preliminary Inclusions:

- ✓ Choose from up to 42 most wanted upgrades on all FASTTRACK homes
- ✓ All council and Insurance fees
- ✓ 6 month maintenance warranty
- ✓ 7 year structural warranty
- ✓ Soil test
- ✓ Contour survey
- ✓ M class slab engineering
- ✓ Site works up to 1200mm cross fall
- ✓ N3 wind classification
- ✓ 2400mm ceiling heights
- ✓ 22.5° roof pitch- (skillsions where shown)
- ✓ T2 termite resistant pine roof trusses and wall frame
- ✓ Kordon physical Termite protection with 25 year guarantee

Internal inclusions:

- ✓ Bristol MKII gloss vanity units
- ✓ Eco mixer taps throughout
- ✓ Aluminium framed mirror to full length of vanity cupboards
- ✓ Showerama 600 series, Pivot semi frameless clear glass laminate shower screens
- ✓ Standard shower arm and rose
- ✓ Posh Solus 1525 bath tub
- ✓ Imperial Cleo Dual flush toilet suit
- ✓ Gen X Double Towel rail chrome
- ✓ Gen X Toilet roll holder chrome
- ✓ Gen X Soap dish chrome
- ✓ R1.5 Sarking to external walls
- ✓ Insulation to energy rating of R1.5 to roof area
- ✓ Laminated bench tops with postformed edges
- ✓ Overhead cupboards above cooktop
- ✓ Abbey 1.75 stainless steel kitchen sink with Eco mixer
- ✓ Chef Ehc614s stainless steel electric cooktop with solid element
- ✓ Chef Eoc624s stainless steel electric fan forced oven
- ✓ Chef Rehr6s stainless steel retractable rangehood

- ✓ Project 45L stainless steel tub & cabinet with Eco mixer
- ✓ Posh Bristol washing machine stops
- ✓ Redicote hardboard flush panel doors
- ✓ White epoxy coated Wire shelving system to all bedroom robes and linens
- ✓ Vinyl faced linen & robe sliding doors
- ✓ Pine Splayed 42mm architraves and 68mm skirting trims
- ✓ 10mm plasterboard to all walls & ceilings
- ✓ 6mm villaboard to wet areas
- ✓ Gainsborough contractor Lever series 700 door furniture
- ✓ 3 coats of paint to walls
- ✓ 90mm cove plaster cornice
- ✓ All lighting as per electrical plan (40% energy efficient lighting as per energy efficiency regulations)
- ✓ 2 TV points & 2 telephone points
- ✓ Smoke detectors as per AS3786
- ✓ PC allowance of \$27 per m² for tile supply
- ✓ 600mm tiling over bathtub
- ✓ Ceramic tiling to vanity splashback
- ✓ Ceramic tiling to kitchen splashback to 600mm
- ✓ Showers tiled to 2m high
- ✓ Tiles to bathroom, WC's & laundry floors
- ✓ Skirting tiles to 200mm in bathrooms, WC's & laundry

External Inclusions:

- ✓ Choice of bricks from Borals Nuvo and Horizons range
- ✓ Colorbond iron roof, fascia & quad gutter
- ✓ 100 x 100mm appearance grade hardwood veranda posts
- ✓ 48 lineal meters of sewer
- ✓ 60 lineal meters of stormwater
- ✓ 5000L round above ground poly water tank plumbed as per council regulations

- ✓ 2100 x 4800 panel lift garage door with 2 remotes
- ✓ 2 external garden taps
- ✓ Hume XN5 clear glazed front door (single glazed side light where applicable)
- ✓ Gainsborough Governor front door lock with Weather seals to external hinged doors
- ✓ Flyscreens to all windows & sliding glass doors
- ✓ Powdercoat aluminium framed clear glazed windows (obscure to Bathroom, Ensuites and WC)
- ✓ Rheem Integrity LPG gas 87502pf Continuous flow hot water
- ✓ Light weight cladding where applicable will be Hardies Newport
- ✓ External balustrades where applicable will be powder coated aluminium fitted between timber posts



Ausmar Homes Pty Ltd reserves the right to change or alter inclusions at any time with out notice.

Ausmar Homes

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