

LOT 806 ARENA ST, **SPRING FARM**



MODERN FACADE

HOUSE SIZE **23 squares**

LAND SIZE **475.7sqm**



*Spring Farm*

FLOOR AREAS

Floor area	<b>164.3 sqm</b>
Garage floor area	<b>32.5 sqm</b>
Alfresco floor area	<b>12.6 sqm</b>
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Total floor area	<b>209.4 sqm</b>

PACKAGE PRICE

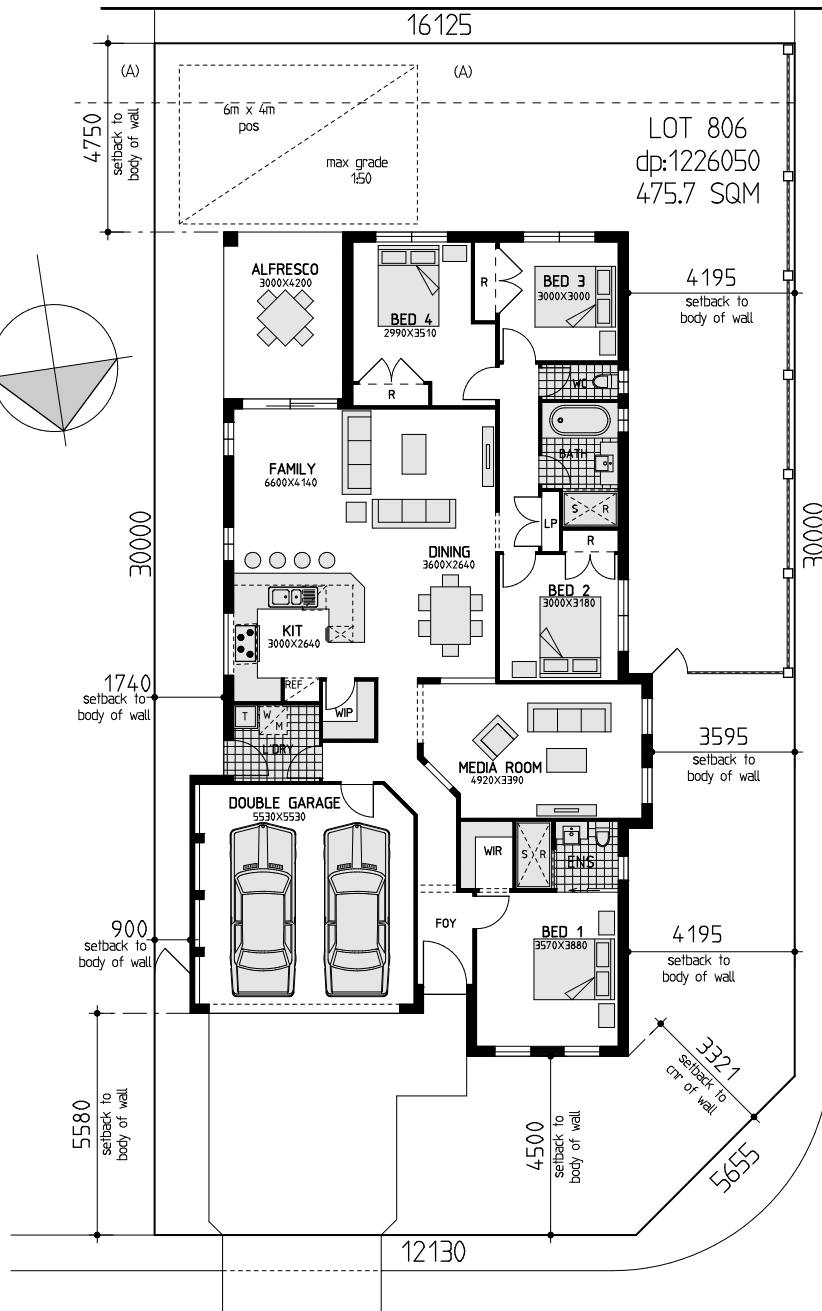
**\$727,500\***

Based on Essence Inclusions Range

*Base package price includes traditional facade. Alternative facade upgrades are available at an additional cost.*

- ✓ CAESARSTONE BENCHTOPS
- ✓ THREE COAT PAINT SYSTEM
- ✓ DESIGNER FLOOR COVERINGS
- ✓ ACTRON DUCTED AIR-CONDITIONING
- ✓ SLIMLINE SECTIONAL OVERHEAD GARAGE DOOR WITH AUTO OPENER
- ✓ SMEG STAINLESS STEEL APPLIANCES
- ✓ ALDER TAPWARE
- ✓ CAROMA BATHROOM WARE
- ✓ GAINSBOROUGH DOOR FURNITURE
- ✓ CONCRETE DRIVEWAY AND FOOTPATH TO FRONT PORCH
- ✓ SEMI FRAMELESS SHOWER SCREEN
- ✓ SOFT CLOSE DRAWERS & HINGES
- ✓ RHEEM INSTANTANEOUS HOT WATER UNIT (WHERE GAS IS AVAILABLE)
- ✓ TILED ALFRESCO UNDER MAIN ROOF
- ✓ SELECTION OF MONIER CONCRETE ROOF TILE RANGE
- ✓ GRANITGARD TERMITE BARRIER

*For Full List of Inclusions refer to Essence Inclusions Range*



LET YOUR HOME BE OUR MASTERPIECE.

2017 Michaelangelo Designer Homes. Package prices are based on floor plan as shown with Traditional facade and Essence Inclusions range. Pricing of land may be subject to developer / vendor price list at time of purchase. Land is owned by Developer / Vendor and is subject to availability. Purchaser is to exchange on the land with the Developer / Vendor and enter into a building contract with the Builder (Michaelangelo Designer Homes) simultaneously. Progress payments for the construction of the dwelling are to be paid to Michaelangelo Designer Homes at designated stages. House and land packages maybe subject to estate design review panel, Council final approval and land registration in addition to Michaelangelo Designer Homes procedure of purchase. Price valid on unregistered land for 6 months from deposit on package. All prices are GST inclusive. Michaelangelo Designer Homes reserve the right to change prices without notice. Start date is subject to Client, Developers and Council meeting time frames including but not limited to land registration, amount of Client variations / alterations and acceptance of quotation and building contract. Package excludes: Stamp Duty on land (if applicable), Council Bonds (reimbursed to owner on completion), fences, landscaping, retaining walls & window coverings. Please note that all drawings and photography are for illustrative purposes and should be used as a guide only. Drawings, Illustrations, Photographs and Images on this website / brochure may depict fixtures, finishes and features not supplied by Michaelangelo Designer Homes. These items may consist of but are not limited to external landscaping, paths, paving, stone cladding, planter boxes, retaining walls, water features, pergolas, screens, clothes lines, render or textured features to masonry walls and decorative landscaping items such as fencing, outdoor kitchens, barbecues and feature lighting. Likewise internal features such as TVs, and audio systems, furniture, main floor & window coverings, garage door upgrades, roof upgrades, dishwasher, fridge, microwave, air conditioner, timber and stone flooring and cladding (natural or man-made) are also not included. Any prices on this website / brochure do not include the supply of any of these items unless specifically noted. In addition Michaelangelo Designer Homes reserves the right to revise plans, specifications, inclusions and prices without notice or obligation. For full list of inclusions and detailed home pricing on this offer, please contact Michaelangelo Designer Homes ABN 74 115 304 311 Builder Licence Number 181646C. ©COPYRIGHT: Copyright of plans and documentation prepared by Michaelangelo Designer Homes shall remain the exclusive property of Michaelangelo Designer Homes unless a licence is issued otherwise. Effective as at 18th September 2017.

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