



The Murray 194

Starting from
\$333,340
 Total Area 194.65 m²



Package includes

- Carpets
- Tiles
- Blinds
- Site cost allowance
- Fencing and front landscaping

Community Features



Parks around every corner



Pedestrian friendly tree-lined streets



Planned Primary school



Easy to build lot sizes to fit your dream home

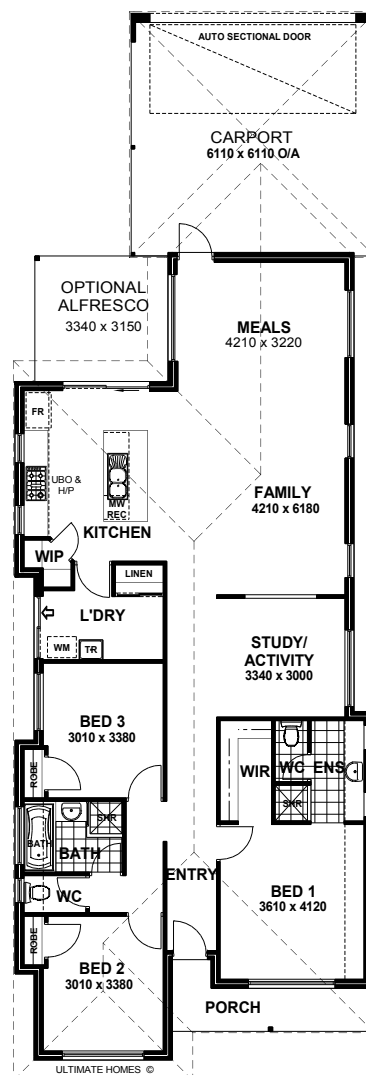


Proposed local shops and childcare on your doorstep



Over 4kms of walking trails

Detailed inclusions on reverse.



* Images for illustrative purposes only. Final design will vary.

Avalon Range features includes:

Key Features:

- Stunning elevations.
- Four or three massive double bedrooms all with robes.
- Stunning home theatre. (Where shown on plan)
- 28cs double garage or carport with remote paneled sectional door and concrete hardstand.
- Huge breakfast bar.
- Brick paving to the verandah/porch, path and double driveway.
- Postformed vanity tops to ensuite and bathroom.
- Vitreous china basins to the ensuite and bathroom.
- Huge shower to the ensuite.
- Designer range entry front door.
- R3.0 Fibreglass batt insulation.
- Huge pantry.
- Stainless steel Gainsborough door furniture.

Exterior:

- Vent lock windows in a choice of colours.
- Deadlocks to all entry doors.
- Flyscreens to all opening windows and sliding aluminium doors.
- Choice of Colorbond roof or Bristle clay tiles.
- 24°43 degree roof pitch.
- Paved alfresco area (where shown on plan).
- Stainless steel external door furniture.

Kitchen:

- Satin chrome handles to kitchen.
- Microwave recess.
- Mixer tap in kitchen.
- Post formed kitchen bench top with stunning range of pre selections.
- Rollers to the kitchen drawers.
- ABS edging to kitchen cupboard and doors.
- 5-burner stainless steel cook top including wok burner.
- Stainless steel fan forced multi function underbench oven (or oven stack).
- Double bowl designer stainless steel sink.

Laundry and Bathroom:

- Satin chrome handles to bathroom and ensuite cabinets.
- Rheem Stellar 5 star energy rated hot water storage system.
- Powder coat framed mirrors to the ensuite and bathroom.
- ABS edging to all vanity doors and drawers.
- 200 x 200 ceramic tile allowance (from builder's standard allowance).
- Postformed vanity tops.
- Vanity cupboards on tiled hobs to bathroom and ensuite.
- Double towel rails to the bathroom and ensuite.
- Toilet roll holders to both WCs.
- China white vanity basins to ensuite and bathroom.
- Caroma smart flush toilet suites.
- Ceramic soap dishes to the ensuite and bathroom showers.
- Ceramic floor tiles to the bathroom and ensuite.
- Waterproof tanking to both shower recesses prior to tiling.

- Ceramic wall tiles to the ensuite, bathroom, WCs, laundry, kitchen.
- 2m high tiling to ensuite and bathroom shower, and mirrors to suit.
- Clear toughened glass shower screen with powder coat frames to ensuite and bathroom.
- Clear glass to the bathroom and ensuite window.
- Automatic washing machine taps and GPO to laundry.
- Stainless steel trough with sudsaver and cabinet.
- Flued exhaust fan to the ensuite WC and WC (where no external window available).
- Privacy locks to bathroom and toilets.
- Draught and weather seal to external doors.

Bedrooms:

- Walk-in robes to bedroom 1.
- Built-in robe to bedrooms 2, 3 & 4.
- 16mm shelving and fascia to all robes, linen cupboards.

Everyday Living:

- Gas bayonet point.
- Linen press with shelving.
- Cream mortar rolled joints.
- Double clay brick construction.
- Generous GPO's throughout.
- Generous light points.
- 10m of sewer allowance past the last fixture.
- Choice of cupboard facings and benchtops. (pre- selections already available)
- Melamine lined kitchen and vanity cabinets.
- Two hard wired smoke detector alarms.
- Earth leakage circuit breaker.
- Temperature reduction valve.
- Garden taps to front and rear.

Ultimate Quality Guaranteed:

- Interior house clean and site clean.
- Full painting, excluding internal walls.
- All appliances guaranteed by manufacturers.
- Fixed price HIA contract.
- Housing Indemnity Insurance.
- 120 days maintenance period.
- Ultimate Homes Lifetime Structural guarantee (conditions apply).
- All standard Shire and Metropolitan Water Board application fees included.
- Contour site survey plan and re-peg by a qualified surveyor.
- Standard engineer designed concrete footing and slab details.

Items not Included:

- *Display lighting, built-in furniture, music system, floor coverings, air-conditioning, stormwater connection, landscaping, planters, display paving, fencing and gates, security system, wall finishes, glass splashback, display tiling and display shelving.*