

# House & Land

# \$285,400\*

## The River

Lot 395 Rivers Edge – Stage 2



House Size **161m<sup>2</sup>**  
 Land Size **250m<sup>2</sup>**  
 Frontage **10m**



Port Bouvard Homes

Modern family friendly three bedroom design features a high level finish, large kitchen and spacious dining/living area with 32 course high ceilings, double lockup garage set on an easy-care 250m<sup>2</sup> lot.

### Base inclusions

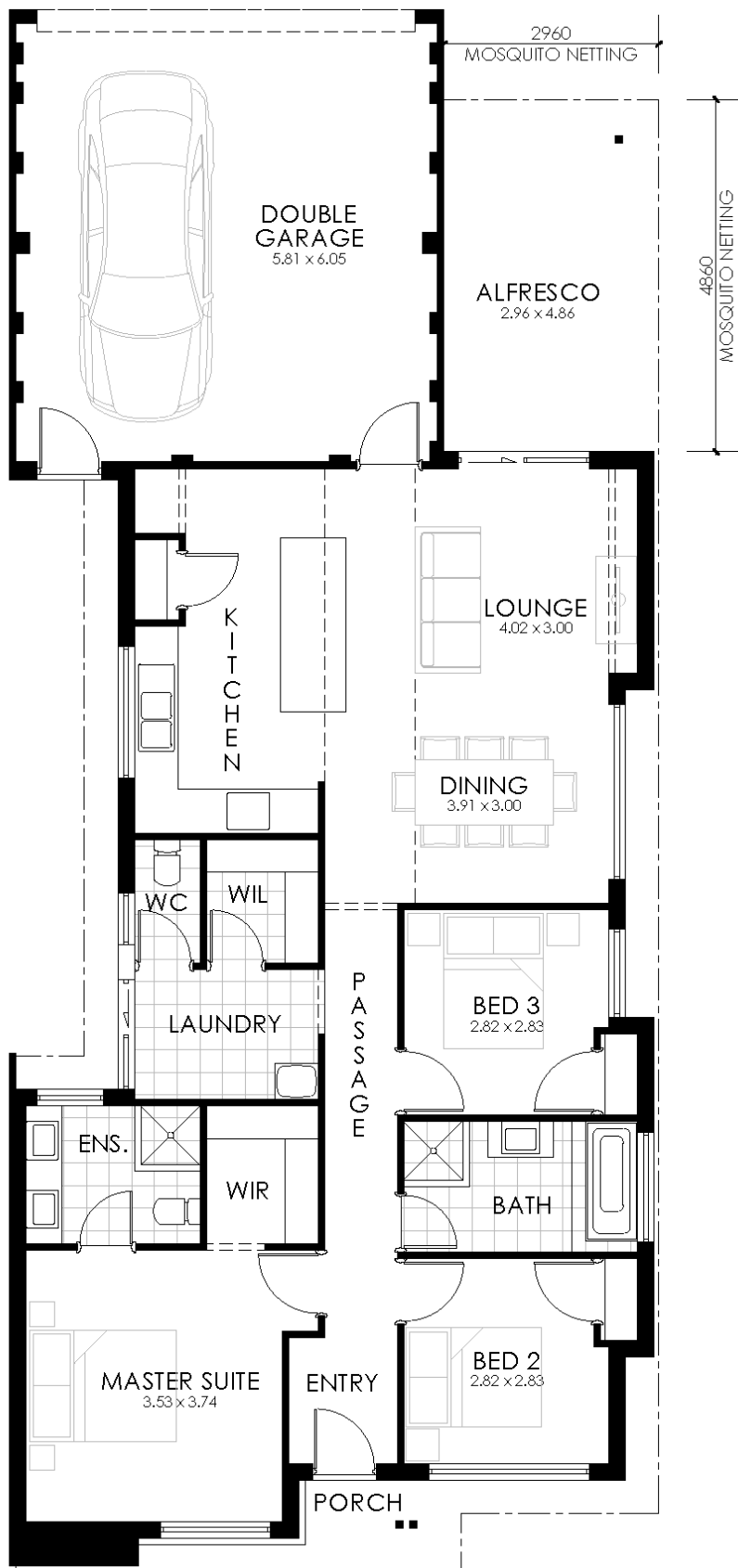
- All necessary approvals, design compliance and site works
- Side, rear and return fences
- 32 course ceiling to living areas
- Tiling to wet areas (floors & wall) and kitchen (wall)
- Built-in robes
- Gas hot water system
- Stainless steel appliances
- Double lockup garage with sectional door
- White ceramic vanity basins and toilet suite
- Cabinet work (as per plan)
- Paving (as per plan)
- Peace of mind with a 6 month maintenance warranty



Render for illustration only, uniform boundary front fencing not pictured.

Call Ryan Severn on 0421 499 417 or  
 Email [Ryan.Severn@frasersproperty.com.au](mailto:Ryan.Severn@frasersproperty.com.au)

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\*House and land sold separately. The builder is not the owner of the land, and has permission from Fraser's Property to advertise the land for the price specified. Land prices and availability are subject to change without notice. The estimated cost for the House & Land Package are indicative only and other costs and fees are payable, including but not limited to: transfer (also known as stamp) duty, settlement/registration fees, legal/conveyancing fees, finance costs, engagement of any consultants, approvals, connection for services and variations. Site costs are allowances only and are subject to change on the basis of survey and engineer reports. Purchasers must enter into a construction contract separate to their land purchase contract. Information about the homes has been provided by the builders and buyers should review each of the land and building contracts carefully and make their own enquiries. The builder reserves the right to revise plans, specifications and prices without notice or obligation. Purchaser must confirm all inclusions with the builder's salesperson prior to deposit. Fraser's Property is the developer and vendor of the land only and makes no representation about the homes, their construction or any inclusions. Purchasers must rely on their own contract with the builder. The price includes the land and the house as advertised, subject to any stated exclusions and purchaser variations to the advertised "from" price. The images displayed are for illustrative purposes only and may include some features, fixtures and landscaping not supplied as part of this package. To obtain details of the design specifications, package inclusions, or alternate designs to suit this lot please contact the builder. Design and specification are subject to compliance with developer's covenants. All areas and dimensions are subject to survey. Price was correct at the time of printing and the land was still available for sale. It is recommended that buyers obtain independent advice before proceeding. From advertised price does not include the First Home Owner Grant which is available to eligible purchasers only. Terms and conditions apply.