

House & Land \$303,000*

The Tuart

Lot 397 Rivers Edge – Stage 2



House Size **185m²**
Land Size **250m²**
Frontage **10m**



Impressive design packed with features such as three bedrooms, a theatre room, large dining and a spacious open plan living room, large central kitchen and master suite with walk-in robes.

Base inclusions

- Lifetime Structural Warranty included
- Standard Shire & Building Fees included
- Jason Sentry aluminium clear glazed entry door frame included
- High ceilings included
- Essa Stone bench tops included throughout home
- Floor coverings included
- 900mm stainless steel appliances included
- 6m feature brick paving to driveway, portico and alfresco included
- Wall painting included
- Bushfire Assessment Report included
- Quality Assurance Program included



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

Call Ryan Severn on 0421 499 417 or
Email 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.