



\$290,990*

SUITS 12.5m wide lots
AURORA RIPLEY

SPECIAL PRICE FOR AURORA RIPLEY - HOT DEAL

HOUSE ONLY - \$10K OFF

INCLUDES OUR INNOVATIVE INCLUSIONS:

- A/C • FLOORING • MEDIA ROOM • WALK IN PANTRY
- 1200 Entrance Door • 2590mm RAISED ceilings,
- T2 Treated Timber Frame, LED Downlights throughout
- Fixed Site Costs to H1 Soil Class, soil test & contours,
- Drawings, certifications & approvals, 50 year slab guarantee
- Freestanding bathtub • Walk in Robe • Recessed showers
- Energy efficient + N3 wind rating, Termite Treatment
- 20mm Stone Kitchen plus overhead cabinetry
- Rendered Garage, sliding glass door to laundry
- COLORBOND Roof, Fascia & Gutter + 2.5 Ceiling Bats insulation
- Tiled splashbacks, tapware and vanities + Laundry tub
- Shelving to Robes, Linen & Pantry + fly screens
- Hot Water system & smoke detectors • FIXED PRICE
- NBN Equipped • Roller blinds • Whirly Bird • Dishwasher
- Double powerpoints and data points, mirrors, shower screens
- Professional clean, Colorbond Garage Door + 2 remotes
- Oven, cooktop, rangehood, sink, mixer, drawers, FRIDGE TAP
- All statutory warranties plus 12 month maintenance warranty!!!
- Under main roof Alfresco and TILED patio floor
- DRIVEWAY • TV ANTENNA • CLOTHESLINE • \$75K VALUE
- PLUS much more with our Innovative Inclusions Package!!!

4  2  2  2 

House Area: 200 sqm
Land Width: 12.5m
Land Depth: 30m
Land Area: 375sqm



Cameron McKenzie



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35 Foley Way, WHITE ROCK QLD

Conditions apply, photo's and plan are for illustration purposes only and final product may differ from the photo and plan. Inclusions described are subject to limitations, as to type and availability. *Price indicated does not include bushfire/acoustics protection and is subject to site specific, soil test, slope, head office costing and approval. Bella QLD Properties Pty Ltd ABN 34 108 460 911 QBCC Act Licence No. 1053447. Excludes Covenants and all externals & landscaping.



LIVING AREA:	146.87 sqm
GARAGE AREA:	37.40 sqm
PORCH AREA:	3.02 sqm
PATIO AREA:	12.86 sqm
TOTAL AREA:	200.15 sqm

ILUKA

PO Box 1289 Capalaba Qld 4167
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