



**\$269,990\***

SUITS 12.5M WIDE LOTS

SPECIAL HOUSE ONLY PRICE FOR AURORA RIPLEY

### INCLUDES OUR INNOVATIVE INCLUSIONS:

- Two Split Air Conditioners • Floor Coverings
- 1200 Entrance Door • 2590mm raised ceilings
- \$75K VALUE!!! • FIXED PRICE GUARANTEE
- Fixed Site Cost to H1 Soil Classification, soil test & contours
- Drawings, certifications & approvals, 50 year slab guarantee
- Freestanding bathtub • Vinyl sliding doors to robes & linen
- Energy efficient + N3 wind rating, Termite Treatment
- Stone Benchtops & LED downlights throughout
- TV Antenna • Clothesline • Exposed Agg Driveway + curb cut
- Colorbond Roof, Fascia & Gutter + 2.5 Ceiling Bats insulation
- Tiled splashbacks, tapware and vanities + Laundry tub
- Shelving to Robes, Linen and Pantry + Ceiling Fans
- Instant Gas Hot Water system & smoke detectors
- NBN Equipped & Gas connection PLUS Whirly Bird
- Double powerpoints + data points • Fly Screens • Roller Blinds
- FRIDGE TAP • \$10K Exclusive Bella Discount
- 900mm Freestanding Oven, Gas cooker, rangehood & dishwasher
- All statutory warranties plus 12 month maintenance warranty!!!
- Under main roof Alfresco and tiles to concrete patio floor
- PLUS much more with our Innovative Inclusions Package!!!

3D Virtual Tour -> <https://www.bellaqldproperties.com.au/virtual-tours/>

### HOUSE ONLY PRICE

4  2  1  2 

House Area: 180 sqm  
Land Width: 12.5m  
Land Depth: 30m  
Land Area: 375 sqm



Cameron McKenzie



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# MARCOOLA

LIVING AREA:	127.88 sqm
GARAGE AREA:	37.28 sqm
PORCH AREA:	1.79 sqm
PATIO AREA:	10.79 sqm
TOTAL AREA:	177.74 sqm