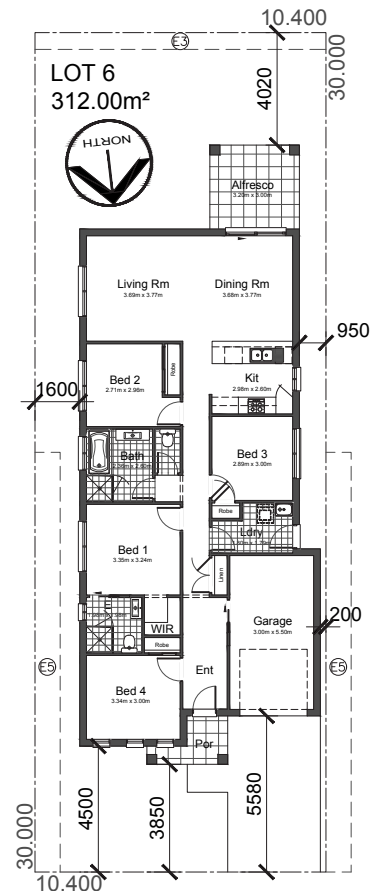


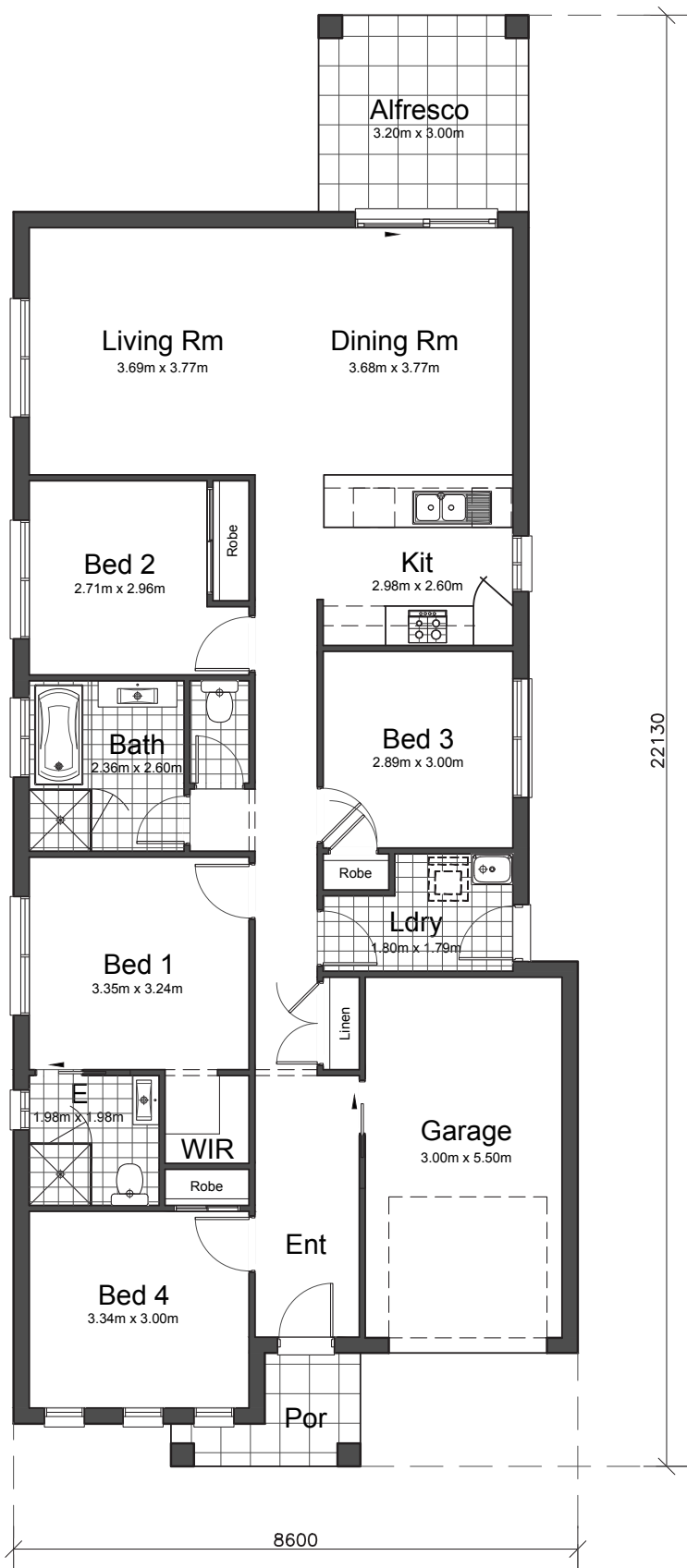


## LOT 6 30 Buchan Ave, Edmondson Park

- > Sarking to roof
- > Enviro wrap to outside of the building frame
- > H2 treated pine timber frame
- > 20mm stone benchtop to kitchen & 900mm OMEGA appliances
- > Ducted to kitchen range-hood
- > Ceramic tiling to porch, hallway, living/family/kitchen & Alfresco
- > Carpet to all bedrooms
- > Mirrored sliding doors robe & WIR (as shown)
- > Ducted reverse cycle A/C
- > Alarm system
- > Coloured concrete driveway & path to porch (30m<sup>2</sup> for single, 50m<sup>2</sup> for double)
- > Remote control panel lift garage door (2 handsets)
- > Vertical blinds to all clear glazed windows
- > Flyscreens to all opening windows
- > Fixed price site costs & BASIX, and only IF required the following: H1 slab, Saline Environments slab treatment, Drop Edge Beam, dirt removal, sewer peg-out.
- > Gas package
- > Basic pack set up works for NBN
- > Letter box
- > Clothes line



**DESIGN: LUCY 4 BED**  
**LAND SIZE: 312m<sup>2</sup>**  
 30 Buchan Ave (Lot 6), Edmondson Park



**AREAS:**

GROUND FLOOR	126.45m <sup>2</sup>
GARAGE	18.74m <sup>2</sup>
PORCH	3.45m <sup>2</sup>
ALFRESCO	9.60m <sup>2</sup>
<b>TOTAL</b>	<b>158.24m<sup>2</sup></b>
<b>SQUARES</b>	<b>17.03sq</b>

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GST Inclusive. Practical Homes reserves the right to vary or change prices and specifications without notice. Dimensions are approximate only. All drawings and photographs are for illustrative purposes only. Optional façade may be shown.