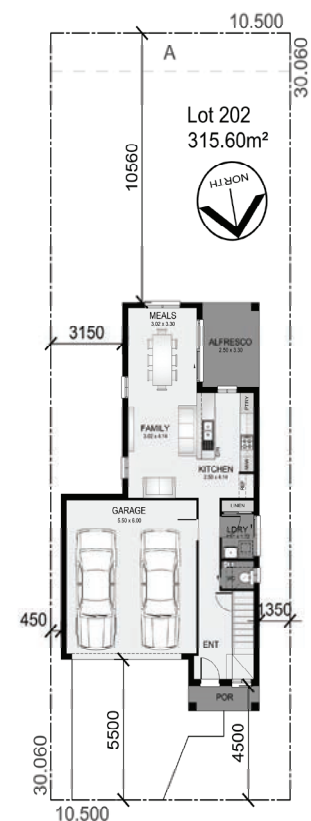




## LOT 202 Gurner Ave, Austral

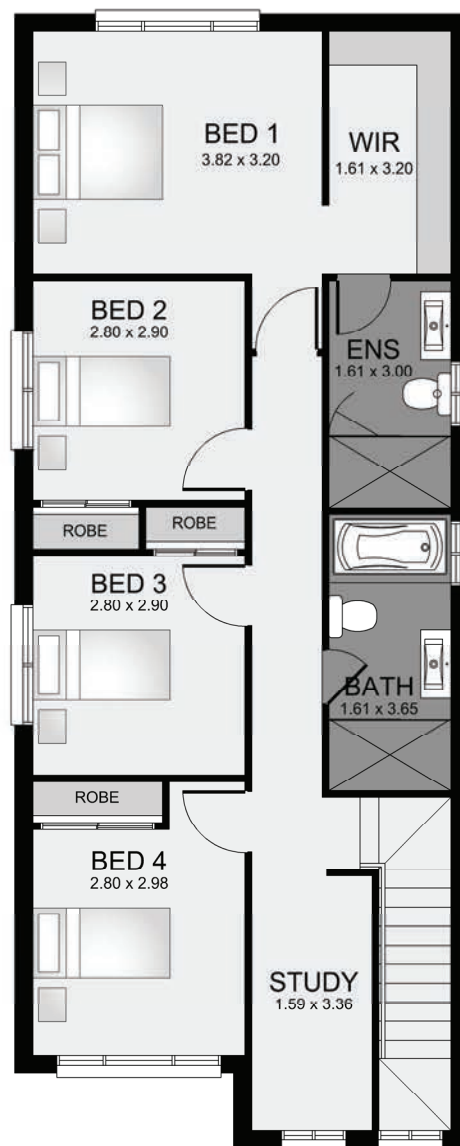
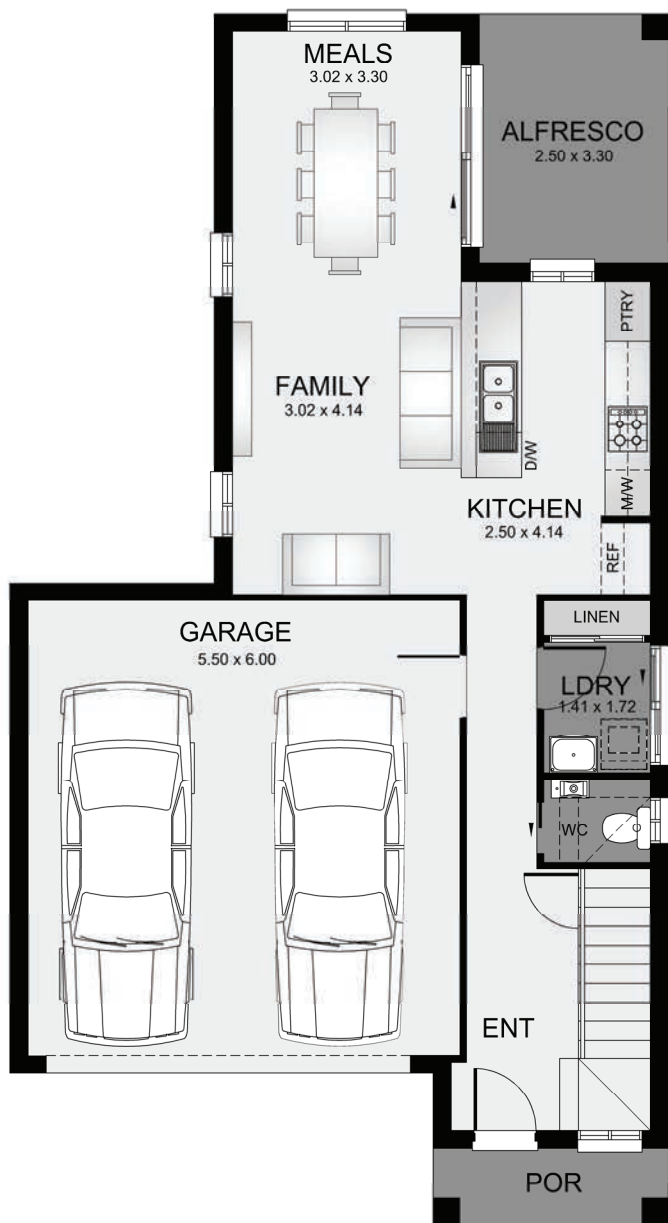
- > Sarking to roof
- > Enviro wrap to outside of the building frame
- > H2 treated pine timber frame
- > 20mm stone benchtop to kitchen & 900mm OMEGA appliances
- > Ducted to kitchen range-hood
- > Ceramic tiling to porch, hallway, living/family/kitchen & Alfresco
- > Carpet to all bedrooms
- > Mirrored 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



**GURNER AVENUE**

'A' - EASEMENT TO DRAIN WATER 1.5 WIDE

**DESIGN: AMELIA**  
**LAND SIZE: 315.6m<sup>2</sup>**  
 Lot 202 Gurner Ave, Austral



<b>AREAS:</b>	
GROUND FLOOR	58.75m <sup>2</sup>
FIRST FLOOR	87.11m <sup>2</sup>
GARAGE	37.57m <sup>2</sup>
PORCH	3.11m <sup>2</sup>
ALFRESCO	8.25m <sup>2</sup>
<b>TOTAL</b>	<b>194.79m<sup>2</sup></b>
<b>SQUARES</b>	<b>20.97sq</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.