



# GREGORY HILLS. NSW.

- Barrett Street, Gregory Hills , NSW 2557



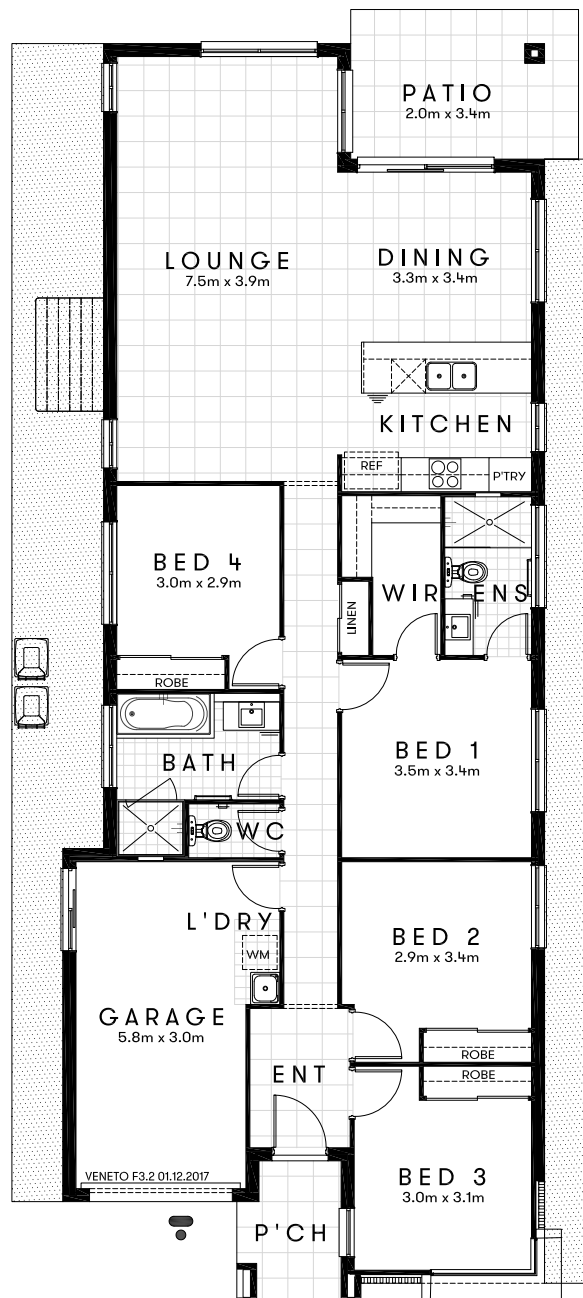
HOUSE & LAND  
**\$678,980** FIXED PRICE

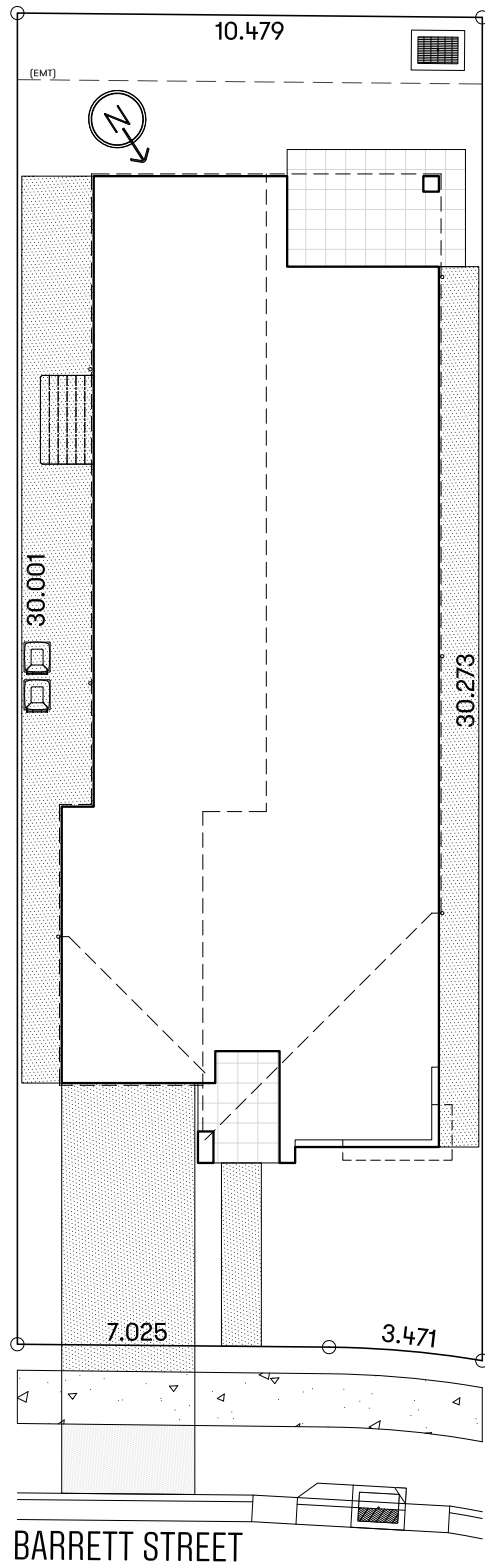


Approx. House Area 172m<sup>2</sup>  
Land Area 314m<sup>2</sup>

House Price \$299,980  
Land Price \$379,000

Design Veneto F3.2 Approx. House Area 172m<sup>2</sup>  
Land Area 314m<sup>2</sup> House Price \$299,980 Land Price \$379,000





## HOME OVERVIEW

**Design** Veneto F3.2

**Approx. House Area** 172m<sup>2</sup>

**Land Area** 314m<sup>2</sup>

**House Price** \$299,980

**Land Price** \$379,000

## QUALITY INCLUSIONS

- Fixed site costs, no surprises
- Fully ducted air-conditioning
- 2590mm raised ceiling height
- 20mm manufactured stone bench top to kitchen, bathroom and ensuite
- Quality stainless steel appliances
- Carpeted and tiled throughout
- Superior fittings and fixtures
- Under-mount sink to kitchen
- Floating vanities to bathroom and ensuite
- Niches to bathroom and ensuite showers
- Flyscreens to windows, security screens to external doors
- Blinds throughout
- Covered alfresco
- Turfed and landscaped
- Colour through concrete driveway and pathways
- Fully fenced
- Clothesline & letterbox
- 3 coat paint system
- All homes include BASIX requirements
- Professionally selected external and internal colours and materials

# HOME INCLUSIONS

- fixed price House & Land packages that are ready to move into straight away, with no hidden or extra costs.
- ✓ Full turnkey inclusions
  - ✓ Window furnishings
  - ✓ Quality appliances
  - ✓ Manufactured stone benches
  - ✓ Raised ceilings
  - ✓ Air conditioning
  - ✓ Tiles and carpet floor coverings
  - ✓ Quality joinery and finishes
  - ✓ Landscaping, including driveway and fencing



6 star rated  
energy efficiency



Statutory 7 year  
structural warranty



Complete Settlement  
Process guidance



Customer Service  
& progress updates



Professional  
colour selection



Ducted air  
conditioning



Independent final  
building inspection



Minimum six month  
defect liability period





# NEW STANDARD INCLUSIONS

is committed to continuous improvement in our designs and product. We have improved our already fantastic standard inclusions to now feature multiple improvements, making your home or investment unmatched in quality at no extra cost.



## OUR NEW IMPROVED STANDARD INCLUSIONS

### **Our new enhanced standard specifications include:**

- Additional planting to the landscaping
- Additional LED lights across the home and the outdoor alfresco areas
- Additional double powerpoints to each room
- New handheld shower rail
- Niches to bathroom and ensuite showers
- Brick finish over doors and windows where applicable, infill over garage (Note - façade specific)
- Colour through concrete driveways

OUR DIFFERENCE IS SEEN IN  
THE MOST OBVIOUS PLACES,  
BUT ALSO THE SMALLER ONES.

