



FOR ILLUSTRATION PURPOSES ONLY

Marli 24

Luxembourg Facade



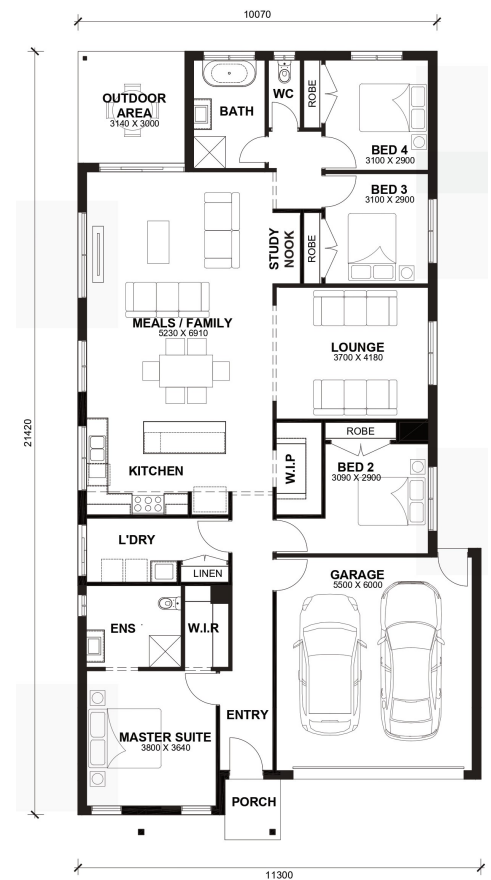
\$700,000

Lot 2943 GRACEMERE ROAD
Donnybrook (Peppercorn Hill Estate)

Lot Size:	404.13m ²	House Size:	23.92sq
Lot Price:	\$396,000	House Price:	\$304,000

PACKAGE INCLUSIONS :

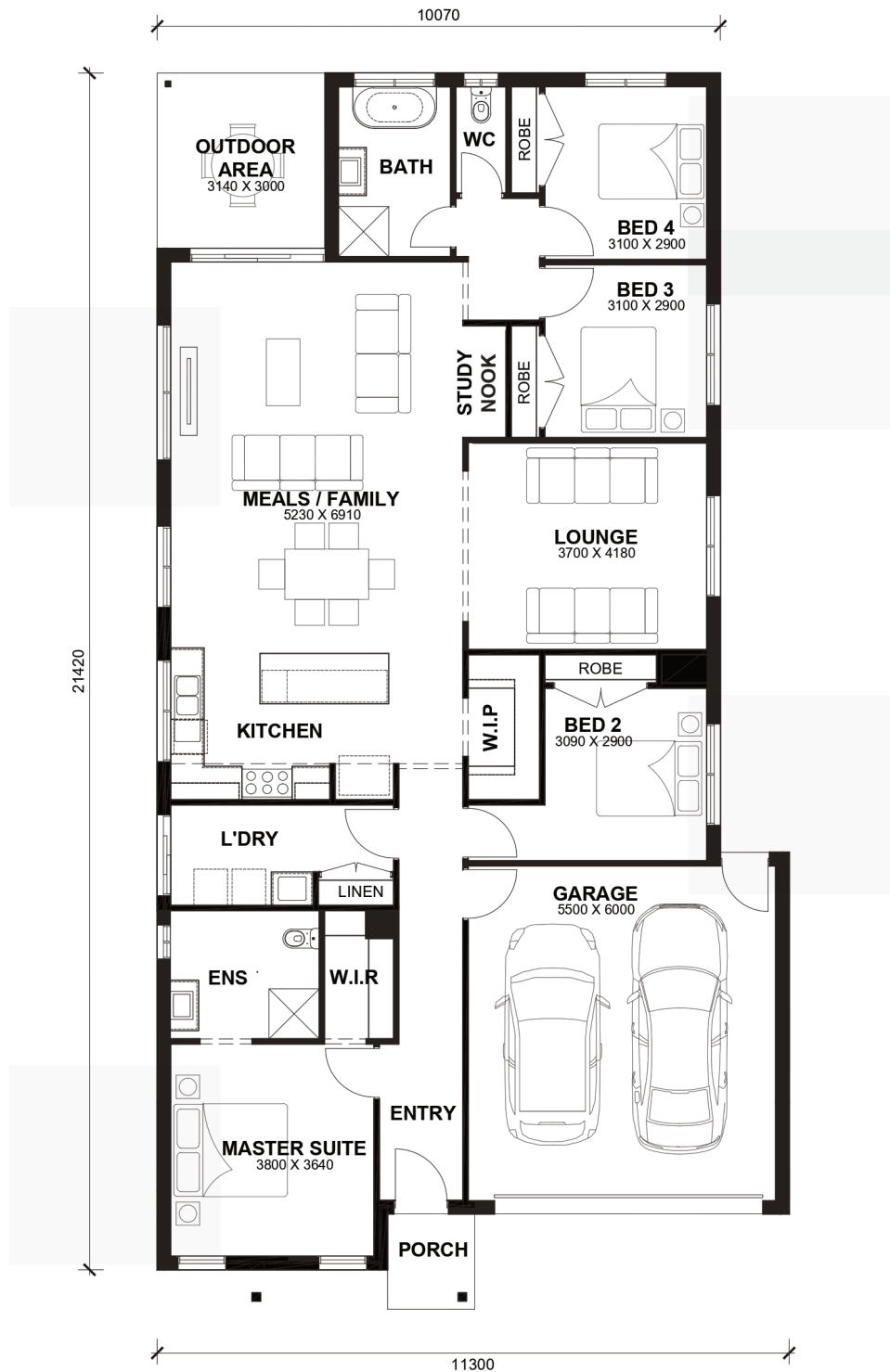
- Tiles/Laminate flooring in living areas
- Led Downlights throughout the House
- 2.2kw Solar System
- Double Glazed Windows.
- 20mm Stone Benchtops Throughout.
- 22.5 Degree Roof Pitch.
- 2590mm High Ceilings Throughout.
- Developer Guidelines & Covenants Included.
- Ducted Heating.
- Feature Cabinetry To Kitchen and Bathrooms.
- Glazed Porcelain Tiles To All Wet Areas (Including Showerbase).
- Site Costs Included (Subject to T&C's).
- Soft Closing Drawers & Doors To All Cabinets.
- 900mm Appliances to Kitchen



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LOT WIDTH LOT DEPTH
12.5m⁺ 30m⁺



TOTAL AREAS

FAMILY / MEALS	5230mm x 6910mm	BED 4	3100mm x 2900mm	TOTAL	222.20m ²	23.92sq
MASTER SUITE	3800mm x 3640mm	LOUNGE	3700mm x 4180mm			
BED 2	3090mm x 2900mm	OUTDOOR AREA	3140mm x 3000mm	EXTERIOR LENGTH		21,420
BED 3	3100mm x 2900mm	GARAGE	5500mm x 6000mm	EXTERIOR WIDTH		11,300

House size on brochure is based on the Avalon facade. Size may vary dependant on facade. Please refer to working drawings for complete dimensions.