

# Marli 24

Hampton Facade







# \$768,350

## Lot 140 Affluent Street

## **Fraser Rise (Prosperity Estate)**

Lot Size: 375m<sup>2</sup> **House Size:** 23.92sq **Lot Price:** \$430,000 **House Price:** \$338,350

#### **PACKAGE INCLUSIONS:**

- Double Glazed Windows.
- LED Tri-Colour Downlights Throughout.
- Site Costs Included (Subject to T&C's).
- Soft Closing Drawers & Doors To All Cabinets.
- Front and Rear Landscaping
- Blinds throughout house Excluding bathrooms
- 2700 Ceiling + 2340 internal High Doors
- Double basin to Ensuite with 1200x900 shower base
- Colored Driveway including path to house
- Floor to ceiling tiles to Bath and Ensuite including Niches to
- 40mm stone to kitchen & 20mm stone to bathrooms
- All standard design homes include a 7-star energy rating, featuring solar panels, a heat pump, R5 insulation batts in the ceiling, R2.5 insulation in external walls, and double-glazed windows throughout the house."



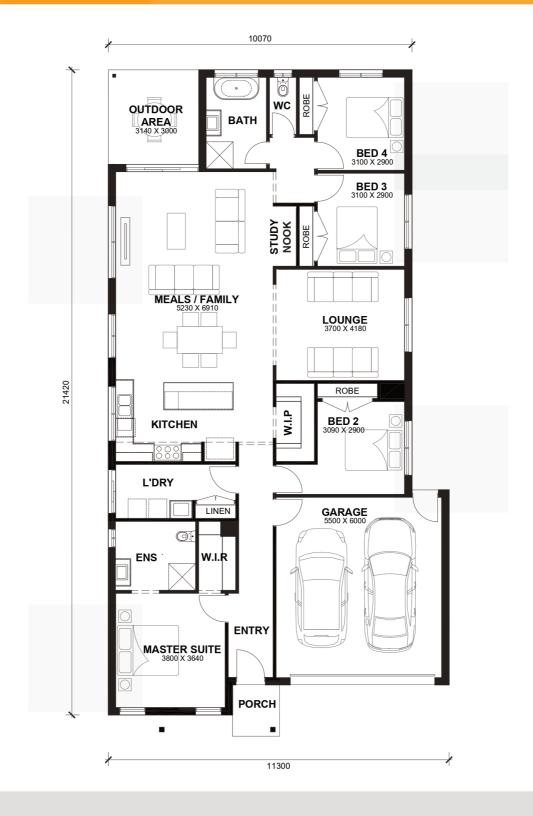


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#### **TOTAL AREAS**

FAMILY / MEALS	5230mm x 6910mm	BED 4	3100mm x 2900mm	TOTAL	222.20m <sup>2</sup>	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