



*ESSENTIALS  
PLUS*

HOME  
& LAND  
PACKAGE

4 BED 2 BATH 1 CAR

**LOT 1421**

**Pimlico Street, Box Hill, NSW**

***\$729,650.00\****

**Land Size 304.5 Sqm Squares 17.9**

- Fixed Site and BASIX Costs\*\*
- Concrete Driveway & Separate Entry Path
- Fully Ducted Air Conditioning
- 2550mm High Ceilings(Ground Floor Only)
- Combination of Carpet and Tiling
- Vertical or Roller blinds to all clear glazed windows
- 20mm Kitchen and Vanity Stone Benchtops (excludes waterfall panels)
- 6 Months Maintenance Warranty (Twice the industry average)

**Contact details:**

Helen Holton 0425 230 266  
hholton@jandsonhomes.com.au

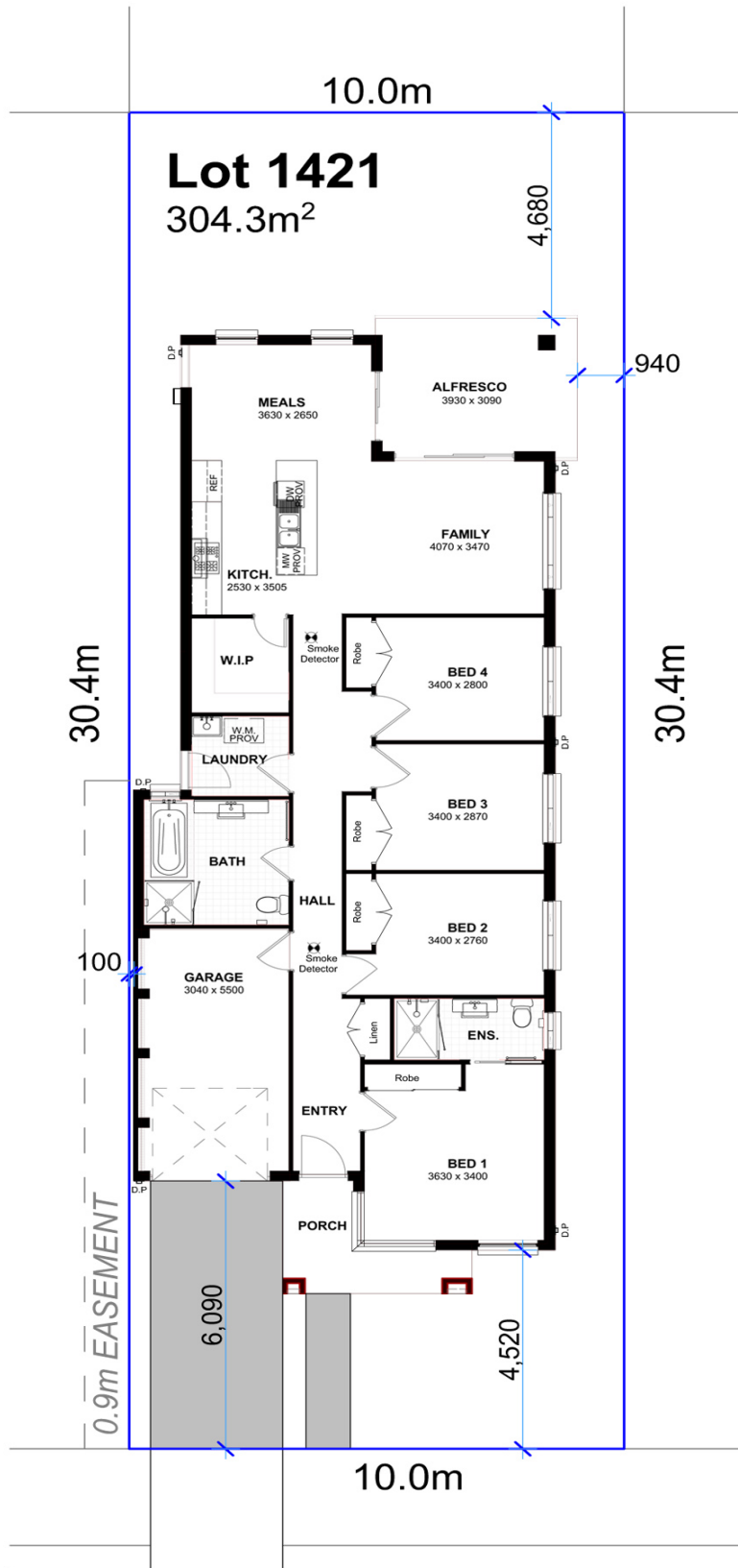
**Site address:** Cassie Ave, Riverstone

**Office address:** Lot 12 Greenwood  
Parkway, Jordan Springs, NSW

**[www.jandson.com.au](http://www.jandson.com.au)**



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## STANDARD INCLUSIONS

- Coloured Concrete Driveway and front entry Path.
  - Carpet and Tiling throughout internal living areas as applicable
  - Stainless Steel Kitchen Appliances
  - Tiled Splashback to underside of Kitchen overhead Cupboards.
  - Washable 3-coat paint system to the internal walls
  - Stegbar Semi-Frameless Shower Screens
  - Flick mixer taps to all Vanities, Baths and Showers applicable
  - Close coupled Toilet seats
  - Polytec Sheen or Matt finish to Kitchen Cupboards
  - Remote Control Garage Door Opener with two (2) remotes
  - Dux "Endurance 26N50" continuous flow gas hot water service.
  - 2550mm High Ceilings.
  - Alarm System
  - Heavy duty Sarking
  - Brandford wall insulation (R1.5) and ceiling insulation (R2.5)
- Plus much more. Please ask your sales consultant for more details.*

## LOT 1421 DEVELOPMENT DATA

<b>SITE AREA</b>	<b>304.5SQM</b>
<b>LIVING AREAS</b>	<b>129.3SQM</b>
<b>GARAGE</b>	<b>18.05SQM</b>
<b>PORCH</b>	<b>06.73SQM</b>
<b>ALFRESCO</b>	<b>12.28SQM</b>
<b>TOTAL</b>	<b>166.4SQM</b>

# PROPOSED ROAD

Site Plan

**JandsonHomes**

BUILDERS LICENCE: 37957 \*Price fixed subject to land registration by 31st December 2019.

Disclaimer: \*All site costs are based on the available information at the time of printing this brochure. Standard site costs are fixed however additional charges may apply should increased deep edge beams be required over and above the original assessment and costings for the site. Price includes 'M' or 'H1' class slab (as required only) and does not cover costs incurred if rock excavation is required. Jandson Homes House and Land (H+L) Packages may be subject to availability, developers design review panel, bushfire requirements, BASIX requirements & statutory approval. Images are for illustrative purposes and intended to provide a visual guide only. Jandson Homes is responsible for the obligations of the builder within the building contract only. H+L packages do not include retaining walls (if required) or fencing. Jandson Homes H+L Packages do not include stamp duty, legal fees or any other costs incurred associated to the purchase. Refer to individual contracts and Tenders for final details, terms and conditions. Jandson Homes reserves the right to withdraw any H+L Package at any time. Details are correct at time of printing and subject to change without notice or obligation. DATE:15/07/2019.

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