

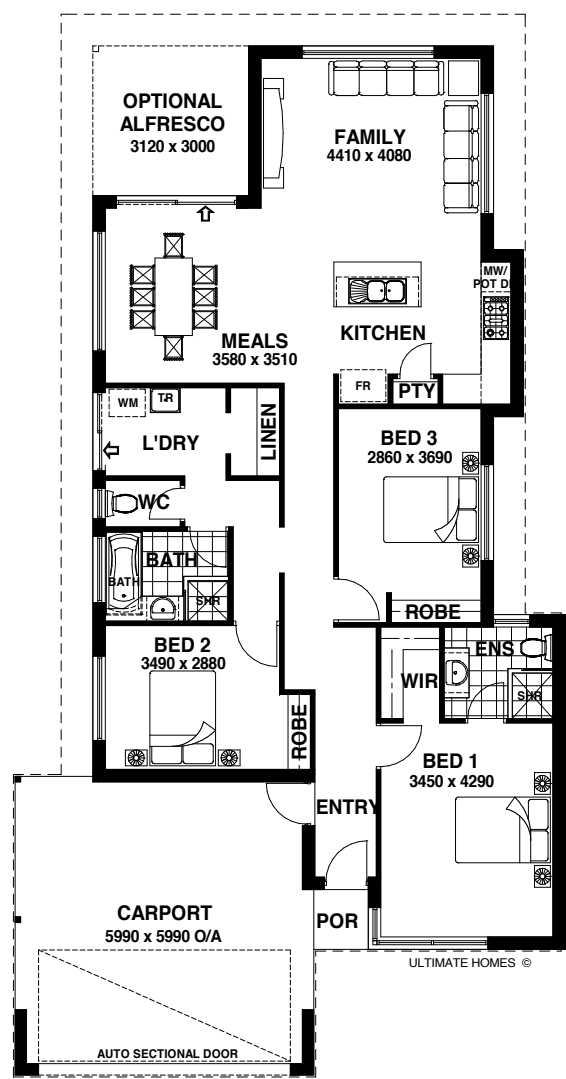


# The Murray 168

Starting from  
**\$327,174**  
 Total Area 168.25 m<sup>2</sup>



- Package includes**
- Carpets
  - Tiles
  - Blinds
  - Site cost allowance
  - Fencing and front landscaping
- Community Features**
- Parks around every corner
  - Pedestrian friendly tree-lined streets
  - Planned Primary school
  - Easy to build lot sizes to fit your dream home
  - Proposed local shops and childcare on your doorstep
  - Over 4kms of walking trails
- Detailed inclusions on reverse.



\* Images for illustrative purposes only. Final design will vary.

## Avalon Range features includes:

### Key Features:

- Stunning elevations.
- Four or three massive double bedrooms all with robes.
- Stunning home theatre. (Where shown on plan)
- 28cs double garage or carport with remote paneled sectional door and concrete hardstand.
- Huge breakfast bar.
- Brick paving to the verandah/porch, path and double driveway.
- Postformed vanity tops to ensuite and bathroom.
- Vitreous china basins to the ensuite and bathroom.
- Huge shower to the ensuite.
- Designer range entry front door.
- R3.0 Fibreglass batt insulation.
- Huge pantry.
- Stainless steel Gainsborough door furniture.

### Exterior:

- Vent lock windows in a choice of colours.
- Deadlocks to all entry doors.
- Flyscreens to all opening windows and sliding aluminium doors.
- Choice of Colorbond roof or Bristle clay tiles.
- 24°43 degree roof pitch.
- Paved alfresco area (where shown on plan).
- Stainless steel external door furniture.

### Kitchen:

- Satin chrome handles to kitchen.
- Microwave recess.
- Mixer tap in kitchen.
- Post formed kitchen bench top with stunning range of pre selections.
- Rollers to the kitchen drawers.
- ABS edging to kitchen cupboard and doors.
- 5-burner stainless steel cook top including wok burner.
- Stainless steel fan forced multi function underbench oven (or oven stack).
- Double bowl designer stainless steel sink.

### Laundry and Bathroom:

- Satin chrome handles to bathroom and ensuite cabinets.
- Rheem Stellar 5 star energy rated hot water storage system.
- Powder coat framed mirrors to the ensuite and bathroom.
- ABS edging to all vanity doors and drawers.
- 200 x 200 ceramic tile allowance (from builder's standard allowance).
- Postformed vanity tops.
- Vanity cupboards on tiled hobs to bathroom and ensuite.
- Double towel rails to the bathroom and ensuite.
- Toilet roll holders to both WCs.
- China white vanity basins to ensuite and bathroom.
- Caroma smart flush toilet suites.
- Ceramic soap dishes to the ensuite and bathroom showers.
- Ceramic floor tiles to the bathroom and ensuite.
- Waterproof tanking to both shower recesses prior to tiling.

- Ceramic wall tiles to the ensuite, bathroom, WCs, laundry, kitchen.
- 2m high tiling to ensuite and bathroom shower, and mirrors to suit.
- Clear toughened glass shower screen with powder coat frames to ensuite and bathroom.
- Clear glass to the bathroom and ensuite window.
- Automatic washing machine taps and GPO to laundry.
- Stainless steel trough with sudsaver and cabinet.
- Flued exhaust fan to the ensuite WC and WC (where no external window available).
- Privacy locks to bathroom and toilets.
- Draught and weather seal to external doors.

### Bedrooms:

- Walk-in robes to bedroom 1.
- Built-in robe to bedrooms 2, 3 & 4.
- 16mm shelving and fascia to all robes, linen cupboards.

### Everyday Living:

- Gas bayonet point.
- Linen press with shelving.
- Cream mortar rolled joints.
- Double clay brick construction.
- Generous GPO's throughout.
- Generous light points.
- 10m of sewer allowance past the last fixture.
- Choice of cupboard facings and benchtops. (pre- selections already available)
- Melamine lined kitchen and vanity cabinets.
- Two hard wired smoke detector alarms.
- Earth leakage circuit breaker.
- Temperature reduction valve.
- Garden taps to front and rear.

### Ultimate Quality Guaranteed:

- Interior house clean and site clean.
- Full painting, excluding internal walls.
- All appliances guaranteed by manufacturers.
- Fixed price HIA contract.
- Housing Indemnity Insurance.
- 120 days maintenance period.
- Ultimate Homes Lifetime Structural guarantee (conditions apply).
- All standard Shire and Metropolitan Water Board application fees included.
- Contour site survey plan and re-peg by a qualified surveyor.
- Standard engineer designed concrete footing and slab details.

### Items not Included:

- *Display lighting, built-in furniture, music system, floor coverings, air-conditioning, stormwater connection, landscaping, planters, display paving, fencing and gates, security system, wall finishes, glass splashback, display tiling and display shelving.*