

# House & Land Package



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LESTER HOPMAN

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## Lot 15

Twelfth Ave Austral,  
NSW 2179

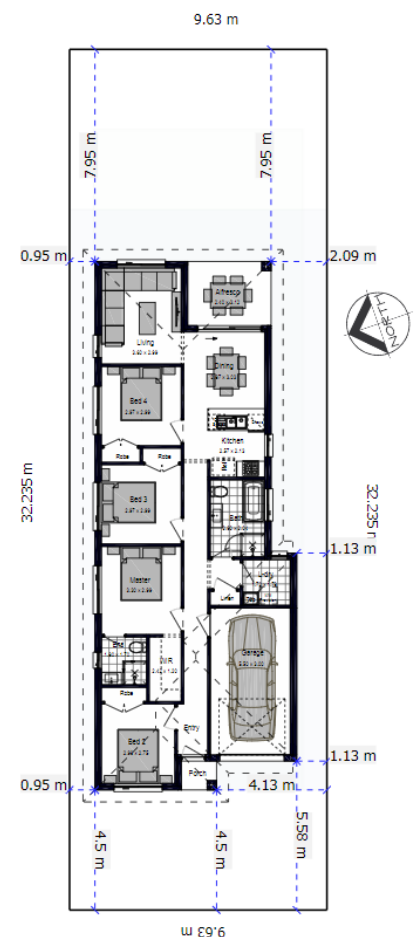
Fixed Price  
\$937,690

## NORWICH MK2

Contemporary living at its finest, the Norwich utilises every ounce of available space. Compact, clever and curated for a growing family, the Norwich design showcases an effortless fluidity, featuring four bedrooms, a master ensuite and a walk-in wardrobe, two baths and a single garage.

## Inclusions

- ✓ FIXED SITE COSTS
- ✓ BASIX
- ✓ Plain concrete driveway up to 30m<sup>2</sup> – excludes footpath
- ✓ Actron single phase ducted air-conditioning unit
- ✓ 2590mm high ceilings to ground floor only
- ✓ Full height tiling to Bathroom and Ensuite only
- ✓ Creative Collection range of glazed porcelain tiles to wet area
- ✓ Creative Collection range of glazed porcelain tiles to ground
- ✓ 1500mm Freestanding Bath
- ✓ Tapware in Matte Black to Bathroom, Ensuite and Powder Room
- ✓ Accessories in Matte Black
- ✓ Wall Hung Vanities (House Design Specific)
- ✓ Semi-frameless shower screens
- ✓ Designer Sink Mixer
- ✓ Finger pull cabinetry to overhead cupboards



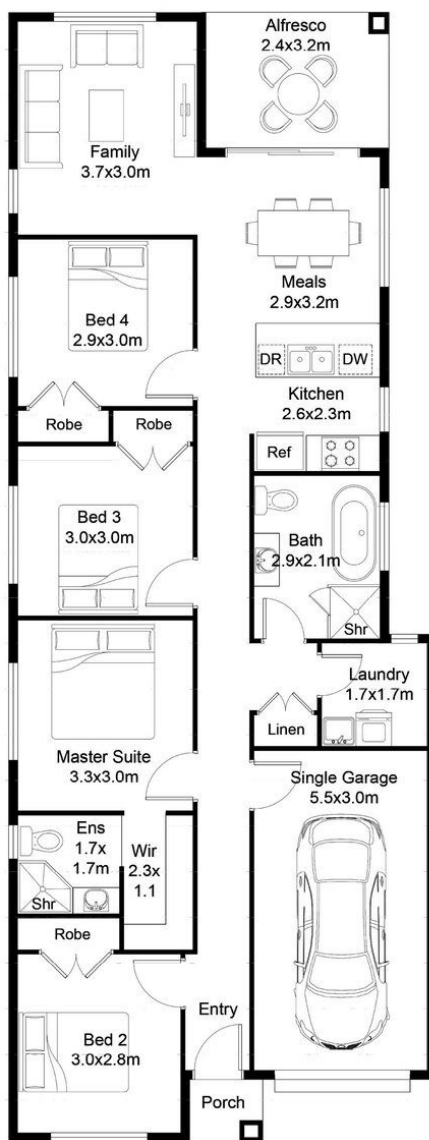
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<b>Land Size</b>	<b>310.0 m<sup>2</sup></b>
Ground Floor	109.23 m <sup>2</sup>
Garage	18.6 m <sup>2</sup>
<b>Total</b>	<b>136.9 m<sup>2</sup></b>

Porch	1.33 m <sup>2</sup>
Alfresco	7.74 m <sup>2</sup>
	m <sup>2</sup>

## NORWICH MK2



FLOOR PLAN

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