

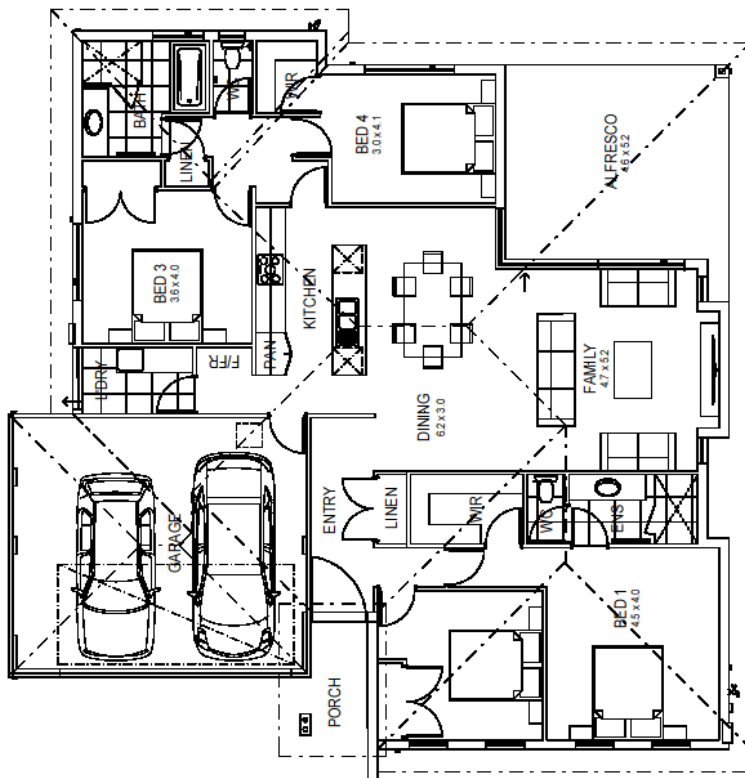
LOT 4 – 56 CATALINA DRIVE LAKELANDS (DISPLAY HOME)

HOMES SIZE: 252.3 M²

BLOCK SIZE: 350 M²



FROM \$390,000



A Modern home with all the trimmings for luxury living, you'll also treasure the thoughtful detail that make this house a home that's so easy to live in from \$390,000. A complete built large modern home, that is situated on prime elevated lot with unobstructed views to marvel at the stunning sunsets each evening as you enjoy your time with the family.

As you step through the wide entry, nothing says easy living like the wide, airy spaces and simple layout of this beautiful jewel of a home. With everything you need to live the life you love with the people you cherish, its inviting, light-filled ambience envelops you with welcome from the moment you arrive. Slide open the doors and let the cooling breezes drift in through the continuous flow, expanding your living area and letting you take advantage of the wonderful alfresco lifestyle this home gives you. Four spacious bedrooms, including a resort-style master suite with large walk-in robe and ensuite, make this a home where everyone can have a space of their own. Each bedroom has a built-in robe.

AREA

HOUSE	178.91m ²
ALFRESCO	23.97m ²
GARAGE	43.82m ²
PORTICO	5.60m ²
TOTAL	252.30m²

INCLUSIONS

- Ducted air conditioning
- All external brickwork rendered and painted
- Timber frame with Colourbond Roof
- 90cm freestanding stainless steel cooker and rangehood
- 20mm Quartz benchtops to kitchen, bathroom and laundry
- Wooden Shutters to windows
- Choice of tiles throughout main living areas and carpet to bedrooms
- 1200mm Soft close Pivot Front Door



Build and Design Consultant – Craig

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Price as at 19/08/2020 and is subject to availability • individual legal contracts apply for both the home and the land • House prices includes GST • The price does not include additional fees relating to the building and / or land contract, stamp duty and registration fees which includes transfer, change of ownership fees or any other relevant charges to the acquisition of land • Refer to the Magnificent Homes Inclusions brochure for inclusion details • Image shown may depict fixtures, finishes and features not supplied by Magnificent Homes • Façade image is indicative only and for illustrative purposes, image may also depict optional colour upgrades such as lighting, feature bricks, landscaping, fencing and cladding type which incur additional charges • Magnificent Homes reserves the right to change prices without notice • For more detailed information on this package please speak to a Build and Design Consultant • Magnificent Homes Pty Ltd ABN 25 630 687 839 – BC License No. 103106. All rights reserved.

KITCHEN

600mm stainless steel multi-function electric oven

900mm stainless steel 5-burner gas cook top

900mm stainless steel canopy rangehood

20mm Quartz stone bench tops

Feature island Quartz stone top with stone waterfall at each end of island bench

Soft closing 2pac lacquer polish doors

Soft closing 2pac lacquer polish drawers on rollers

Pantry with four white lined shelves

Dishwasher provision including GPO and cold tap

Microwave recess including GPO

Porcelain tiled splashback, including behind rangehood

Chrome finish sink mixer tapware

Double Bowl stainless steel sink

ENSUITE AND BATHROOM

20mm Quartz stone bench tops

Soft closing 2pac lacquer polish doors

Vitreous China hand basins throughout

Clear glazed fully frameless shower screens with roller shower screen door

Frameless full width and ceiling height vanity mirrors

Chrome finish mixer tapware and accessories

Soft closing 2pac lacquer polish doors

Designer towel rails and toilet roll holders

1675mm acrylic bath tub

Close-coupled dual flush toilets with soft-closing seats and vitreous china cisterns

Privacy latches as applicable

Full height wall porcelain tiling to throughout bathroom and ensuite with mitred edges

Porcelain floor tiling with mitred edges

Square Tile insert Floor Wastes

PEACE OF MIND INCLUSIONS

HomeGuard PB Physical Termite Barrier

Termite Collars (FMC HomeGuard Flexi Collars) to all penetrations

Termite (white ant) chemical treatment

Hot-dipped galvanised steel lintels throughout

T-bar included to garage

150mm concrete hardstand to garage

INTERNAL

Midland Brick Maxi Brick™ internal walls

31c high ceilings to entry, family, dining and passage

28c high ceilings to remainder of home

75mm trio cornice throughout, including alfresco.

75mm cove cornice to garage.

Metal corner beading to all internal walls

Full painting in Dulux paint colour to ceilings, cornices, door frames, doors including internal walls.

Deluxe profile metal door frames

Corinthian readicote flush internal doors

Gainsborough lever door furniture throughout

Privacy latches as applicable

Vertical Roller Blinds to 25c high windows and sliding doors

Wooden Shutters to windows to remainder

Light points to all rooms and passages with designer switch plates

Double power points throughout with designer switch plates

LED Downlights throughout, including pendants to island bench

Two hard-wired smoke detectors

NBN ethernet data points

Built in Robe with cupboards, shelf and rail

4.1 Batt ceiling insulation to house (excludes alfresco and garage)

Exhaust fans with dampers flued to external air

NBN Provision – Builders standard package including enclosure

4 Zone Hills Alarm Panel with colour touch screen control panel

LAUNDRY

20mm Quartz stone bench tops

Soft closing 2pac lacquer polish doors

Chrome finish sink mixer tapware

Auto washing machine taps

Linen cupboard with four white-lines shelves

Square Tile insert Floor Wastes

Full height wall porcelain tiling to throughout bathroom and ensuite with mitred edges

Porcelain floor tiling with mitred edges

45L Underbench stainless steel sink

EXTERNAL

Midland Brick Maxi Brick™ fully rendered

Colourbond steel roof at 25° pitch

Colourbond steel downpipes, gutters and fascia

H2 Treated pine roof timbers

Full painting in Dulux paint colour to Render

Painting in Dulux paint colour to Meterbox and eaves

Remote control sectional garage door

28c ceilings to garage and alfresco

Fibre cement ceilings to garage

Plasterboard ceiling to alfresco

Rinnai 26L instantaneous hot water system

Two (2) garden taps, one front and one rear

Key-locked aluminium windows and sliding doors

Weather draught seals to all external doors

1200mm Wide Soft Close 6 lite Meranti Pivot Front Door

300 x 300mm Midland Brick Paving - Autumn Blend to external areas.

Fully landscaped gardens including Aluminium timber look alike fence to rear.

2000mm Long Washing Line.

Breamer Air Conditioning Unit with touch screen control unit

BBQ Natural Gas bayonet to Alfresco

1500mm wide Colourbond Side Entrance gate.

Please note all homes designs are required to comply with the energy efficient rating provisions of the Building Code of Australia. The final price will be subject to change based upon independent accredited assessment of the home, taking into consideration the site location, climate zone, orientation, materials selected, and variations made to the standard plan.

Please also note that this home design has not been drawn to comply with any particular applicable residential design code, and will be subject to any relevant and applicable DAPs, design guidelines, building covenants and/or planning policies.

Additionally, no allowance for site works before basic service connections has been made and any patterns, paint colours, laminated selections, plumbing accessories and/or other items not specifically detailed in the specification above are from our standard builders range.

The specification set out above is correct at the time of printing, however products are subject to change with our notice.