



Lot 108 Ardennes Ave  
**EDMONDSON PARK**

**\$776,000**

## Package includes:

- Standard site costs
- Custom design options\*
- Upgraded Façade feature
- Ducted Air Conditioning
- 2.6m ceiling height
- Security doors
- Alarm system
- 20mm Smart Stone bench tops to kitchen
- 20mm Smart Stone bench tops to bathrooms
- Driveway & path to front entry
- Tiled Alfresco area
- Fly screens to all opening windows
- Carpet to bedrooms
- Floor tiles to living areas
- Vertical blinds
- NBN compliance
- Development application filing fees
- BASIX compliance
- Statutory warranties
- Builders agreed maintenance - 90 days from the practical completion
- Downlights Package
- Brick Letter Box



**4**

**3**

**Single Garage**

**House Size 22.4 sq**

**Land Size 302 m<sup>2</sup>**

## Eco-friendly features:

- Energy efficiency 5\*
- Water efficient appliances
- Wall / ceiling insulation
- Energy efficient appliances
- Rainwater storage tank

\* Terms & Conditions Apply

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