



House & Land Package From
\$689,900

LOT 39 Wattlebrook estate, WATTLE GROVE

 4  2  450sqm

***** HUGE TURNKEY 4x2x2 + THEATRE + ACTIVITY + SCULLERY + ALFRESCO H&L PKG SITTING ON A FULL-SIZE BLOCK OF LAND IN WATTLE GROVE *****

This is truly a once in a life time opportunity to secure your brand *NEW* luxurious huge family-size street front "TURNKEY" home & land package in Wattle Grove , One of Perth's fastest growing suburbs!!

Great size backyard = Room for a swimming pool!!!

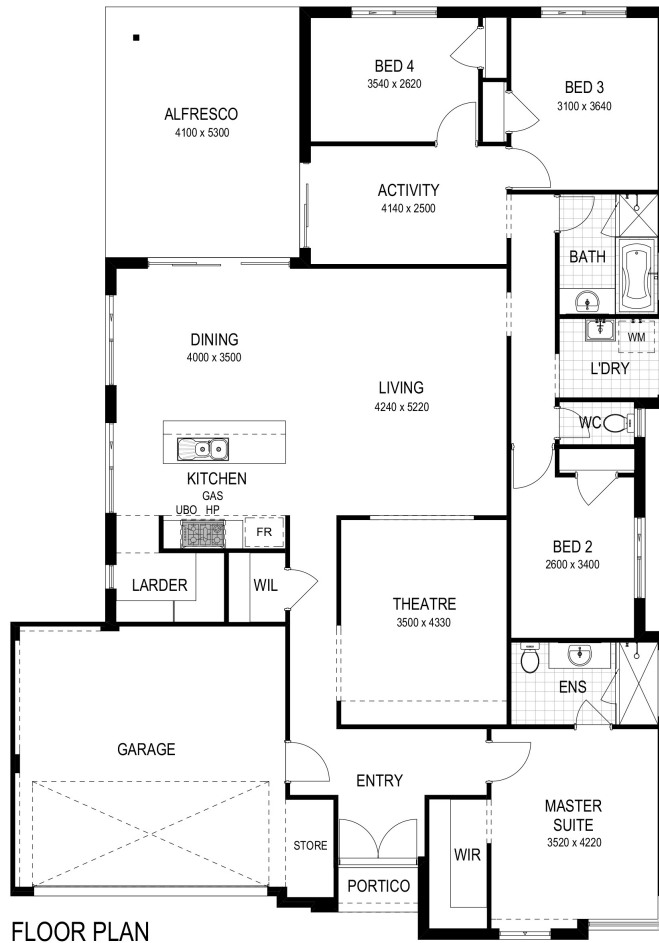
If you would like to take the next step on owning this brand new home in Wattle Grove , please:

- } Double brick construction throughout
- } Turnkey inclusions

CALL / SMS / E-MAIL TODAY!

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FLOOR PLAN

Inclusions

Turnkey Inclusions:

- Ducted reverse air-conditioning 8 outlets 4 zones
- LED downlights throughout your home
- Premium floor coverings of your choice
- Quality carpet with underlay to all bedrooms
- Quality window treatments throughout your new home
- Internal wall painting with your choice of colour
- Wireless doorbell
- Stunning front elevation
- 20mm Essa stone bench tops to kitchen.
- Home Theatre
- Activity with easy access out to your Alfresco
- Master bedroom feature WIR and ENS
- Dishwasher recess.
- Premium 900mm Italian Artusi Kitchen Appliances including Rangehood
- Soft closing drawers
- Digital ready TV ready
- Quality Caroma bathroom fixtures, tapware and accessories
- Feature front door.
- Letterbox and clothesline included
- Semi-frameless shower screens to Bathroom and Ensuite.
- Colourbond gutters and downpipes with your choice of colour.
- Double power points throughout your new home.
- Chrome plated floor wastes.
- Floor tiling to all wet areas.
- Aluminium framed with key locks and flyscreens to all window sashes and sliding doors.
- 28c high ceilings to garage including T-bar construction and alfresco under m...

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Property ID: 456879842132132132132

* The details contained in this home and land package were correct at the time of listing however pricing and land availability are subject to change. While this lot was available at the time of listing we do not own the lot. All care has been taken to ensure the home design shown is suitable for the advertised lot however design and specification is subject to shire and developer approvals. Changes made to the design may affect the total cost of the package. Photos are for illustration purposes only and may not depict the layout or inclusions of the home you purchase. For more information visit the website or speak to a New Home Building Consultant and request a floorplan, specification and any promotional/guarantee terms and conditions for this package. BC13053.

Standard Inclusions - Total by Metrostyle

1	External Wall Finish :	2c clay bricks from Builder's range with painted rendered finish to front of home.
2	Internal Walls :	Clay internal bricks with render float and plaster set, metal corner beads to external corners excluding window and door reveals.
3	Roof Cover :	Concrete tiles or zincalume custom orb - standard range
4	Gutters / Fascia :	Colorbond gutters (slotted) and fascia in Builder's standard profile.
5	Downpipes :	Colorbond rectangular downpipes.
6	Ceilings :	28c high flush lined ceilings to House and Garage with Builder's standard cornice. Versilux lining with negative joints to external ceilings.
7	Insulation :	R3.0 batts to flat ceiling of house and Garage.
8	Windows / Sliding Doors:	Aluminium framed with keylocks and flyscreens to all window sashes and sliding doors.
9	External Entry Door :	Corinthian Urban range timber door in timber frame (double rebated) with Gainsborough Contractor series lockset & double cylinder deadbolt.
	Garage Shopper Door :	Flushpanel solid core door in metal frame with Gainsborough Contractor Series Lockset.
	Garage Rear Door :	Flushpanel solid core door in galvanised steel frame with Gainsborough Contractor Series Lockset (where shown)
10	Internal Doors :	Flushpanel redicote in Builder's standard metal frame with Contractor Leversets
	Robe Sliding Doors :	Full height glass faced aluminium framed sliding doors to robes / linen where shown.
11	Garage Vehicle Door :	Sectional door with remote controlled motor (2 remote handsets, 1 wall handset).
12	Hardstand :	100mm thick, smooth finished grano.
13	Paving :	To Driveway (6.0m x 5.0m), paving from Builder's standard range.
14	Shelving:	Four 450mm deep shelves to in-built linen and pantry where shown, One 450mm deep shelf with hanging rail to robes where shown.
15	Cabinets : Kitchen :	Laminated bench cabinets with one shelf and one set of drawers, (soft closing hinges & runners) Engineered stone benchtops with 20mm square edge fascia, Laminated door fronts with ABS edging and door handles. Dishwasher recess. Laminated 2320mm high pantry cupboard with 4 shelves where shown.
	Bathroom / Ensuite :	Laminated vanity cupboard with one internal melamine shelf. Laminated tops with square edge fascia, Laminated door fronts with ABS edging and door handles.
16	Appliances :	Artusi 900 Underbench Oven with 900 Gas Hotplate and flued 900 Canopy Rangehood.

