

# BINGARA GORGE

## PHOENIX



ARTIST'S IMPRESSION

FAIRWAYS NORTH PRECINCT – LOT 176

4  2.5  2 

### LOT SIZE

450m<sup>2</sup>

### HOUSE SIZE

230m<sup>2</sup>

### LAND PRICE

\$640,000

### HOUSE PRICE

\$756,237

### PACKAGE PRICE

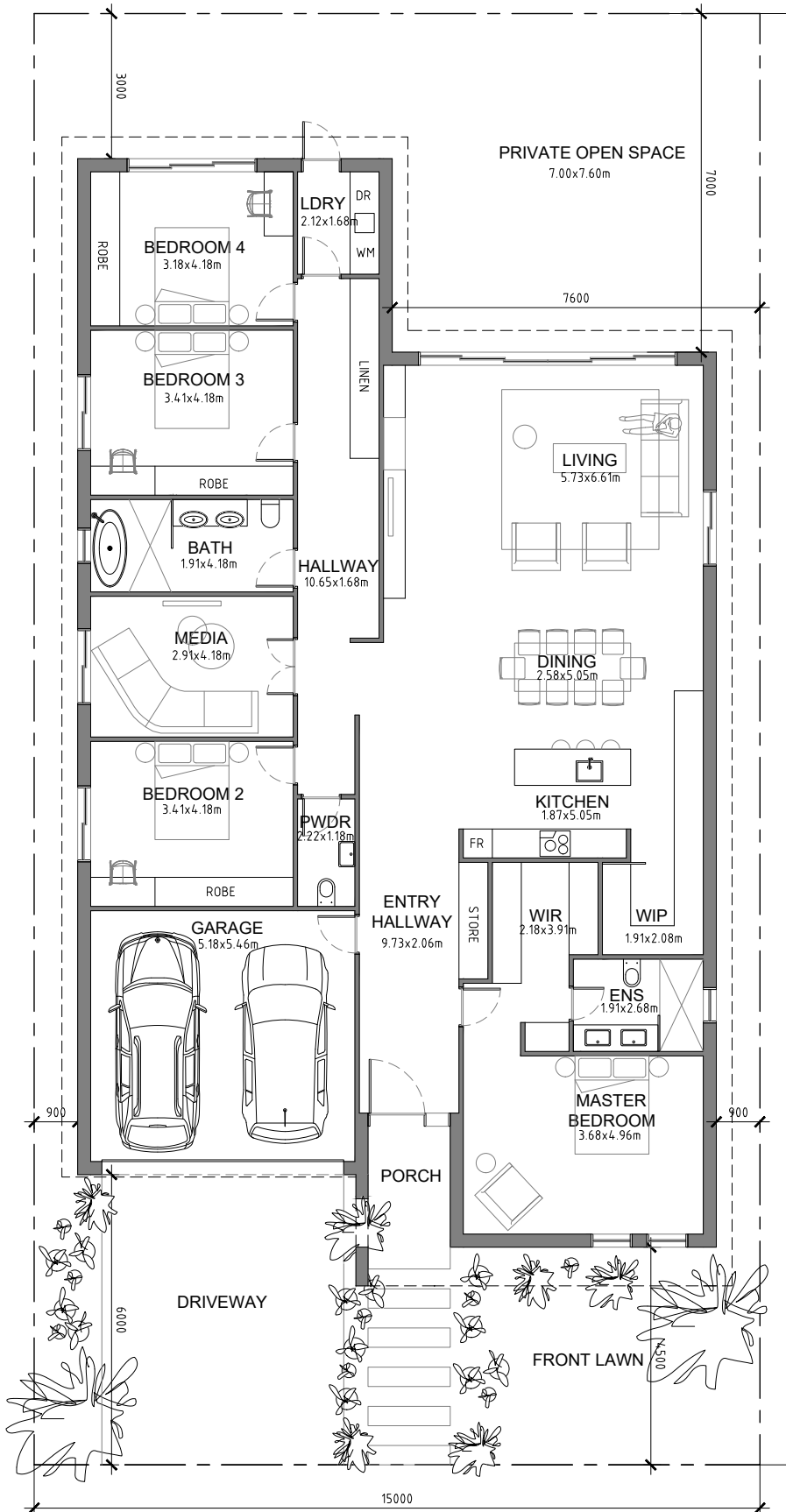
\$1,396,237

**MATT BOERS**  
CONSTRUCTIONS

### EXCLUSIVES:

- Bespoke architectural and interior designed house
- Brickwork Cladding – Bowral/Austral Bricks
- Timber Cladding/Lining – Knotwood Cladding
- Colorbond roof
- Aluminium windows
- Steel line garage door
- Driveway
- 2700mm high Square Set Plasterboard Ceilings
- Ducted air conditioning
- Smeg appliances
- Phoenix Tapware in brushed nickel finish
- Caesarstone bench tops
- Polytec laminate or polyurethane finish to kitchen, bathroom and ensuite joinery
- Laminate timber flooring or tiles in main areas
- Full height tiling in bathroom, ensuite and powder room
- Carpet in bedrooms and media room
- Open plan kitchen, living and dining
- Walk in pantry to kitchen
- Downlights throughout
- Alfresco area subject to council approval
- Sewer pod
- 5000L water tank
- BAL29 rating

# GROUND FLOOR



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