

**A new way to build.  
A better way to live.**

**CONTACT**

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BLD 266307



# THE WINDERMERE

4 BED 2 BATH 2 CAR 15M FRONTAGE

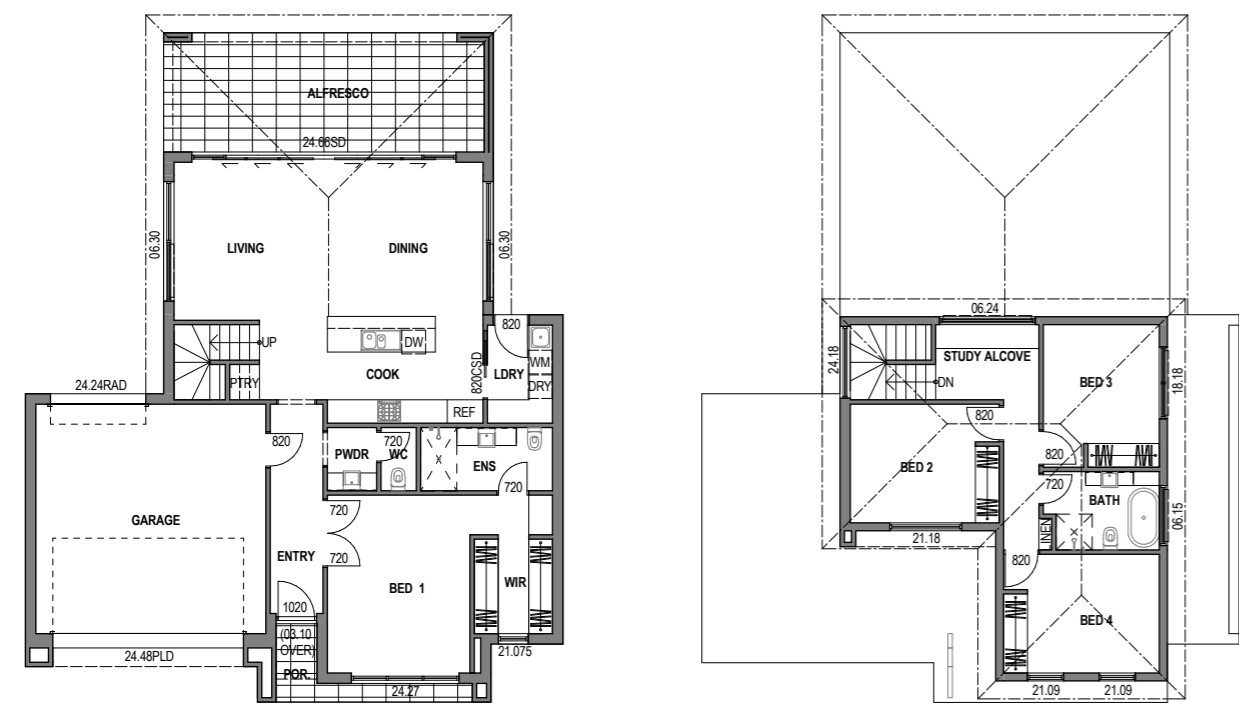




# STANDARD INCLUSIONS

The below inclusions are offered as standard when you build with Custom Built New Homes.

- ✓ 6 Star Energy Rating
- ✓ 2.7m Ceilings
- ✓ Larger Cornices, Architraves & Skirtings
- ✓ NBN Ready Provisions
- ✓ Soft Close Joinery
- ✓ Overhead Cupboards to Kitchen
- ✓ Custom Built-in Cupboards & Benchtop to Laundry
- ✓ 3 Coat Paint System
- ✓ True Oak Colorbond Roof & Colorbond Gutters
- ✓ Rainwater Tank Provisions
- ✓ Austral Bricks Premium Urban One Range
- ✓ Premium Semi-frameless Shower Screens
- ✓ Westinghouse Appliances
- ✓ Rinnai 26 Instantaneous Hot Water Service
- ✓ Gainsborough Door Lever Sets
- ✓ LED Downlights to Living Areas
- ✓ 90mm Timber Frame Walls
- ✓ Enclosed Garage Under Main Roof
- ✓ 50mm Roof Blanket to Roof to Satisfy Bushfire Building Regulations
- ✓ Panel Lift Garage Door (Standard Colour) in lieu of Roller Door
- ✓ External & Internal Door Head Heights 2340H in lieu of 2040H



# THE DESIGN

The Windermere design is a contemporary two-storey floorplan with an attractive, modern facade. With four large bedrooms plus study alcove, two bathrooms and a secure double garage, the Windermere is luxurious, spacious and perfect for a growing family.

## FEATURES

- Contemporary double-storey floorplan
- Downstairs master bedroom with WIR and ensuite
- Ducted reverse-cycle air-conditioning throughout
- Alfresco area
- Timber laminate and carpet floor coverings
- Will suit 15m+ allotments

## MEASUREMENTS

Lower Main Living	105.35m <sup>2</sup>
Upper Main Living	61.0m <sup>2</sup>
Garage	38.0m <sup>2</sup>
Portico	1.6m <sup>2</sup>
Alfresco	25.0m <sup>2</sup>
<b>TOTAL HOUSE</b>	<b>230.95m<sup>2</sup></b>

**PRICE \$297,431**

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