



\$440,942 ~ Fixed Price (NO MORE TO PAY)  **4** |  **2** |  **2**

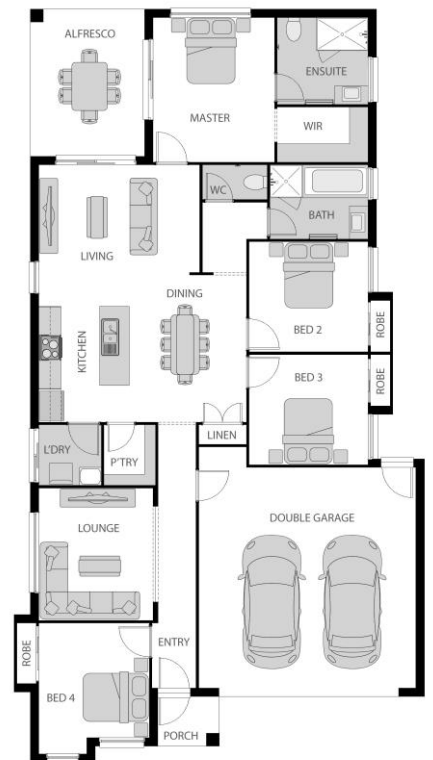
Lot 34, New Road, Ulmarra Estate
UPPER CABOOLTURE. Land \$192,000 | Home \$248,942

*T&C Apply

CORAMBA 194 | TRADITIONAL FACADE

Land 453 m² | Home 194.18m²

- ✓ Facade as shown
- ✓ Site works included
- ✓ Covenant requirements included
- ✓ **2 x split system Air-Conditioning**
- ✓ **Lifetime Structural Warranty**
- ✓ **12 Months Maintenance Period**
- ✓ **TRUECORE Steel Frame & Trusses**
- ✓ **Colorbond Roof**
- ✓ Wall-mounted clothesline, Letterbox & TV antenna
- ✓ **Fully Turfed to suit Block size & Garden Bed**
- ✓ Exposed aggregate driveway and path to entry
- ✓ **Tiled Porch and Alfresco**
- ✓ Screens throughout & Blinds
- ✓ Fully Fenced & with Single Gate
- ✓ Quality carpet and tiles
- ✓ **Stone Top to Kitchen**
- ✓ **Bulkheads to Overhead Kitchen Cupboards**
- ✓ **Dishwasher Included**
- ✓ LED Downlights
- ✓ **3 x TV Points**
- ✓ Structural slab to Alfresco and Porch
- ✓ Ceiling Fans to Bedrooms & Alfresco
- ✓ Exhaust Fans to Showers
- ✓ Includes Council fees
- ✓ Panelift automatic garage door with 3 remotes
- ✓ **NBN system with lead in**
- ✓ Price valid for 20 weeks
- ✓ **MOVE IN WITH NOTHING TO DO**



Ask us about more home designs available for this home site.

Contact: Murray McCrea or Rino Borzillo

murray@mccreaagencies.com or rinob@mccreaagencies.com

M: Murray 0408 788 202 or **M: Rino** 0402 356 316

~Fixed price applies to Build Corporation Home and Land Packages only.

Standard Inclusions

Pre-Construction

- *Home Owners Warranty Insurance.
- *Price is Based on a fully serviced standard lot up to 500m² with maximum 500mm fall across the building envelope.
- *Certified Soil and Wind Rating Certificate.
- *Contour Survey.
- *Concrete Slab to Engineers Design.
- *Building Certification Fees, Plumbing, Drainage Fees Including inspections.
- *Basix Compliant (Where Applicable).
- *12 Months Minor Defects Warranty (refer clause 24).
- *Lifetime Structural Warranty (conditions apply).

Termite Protection & Framing

- *Penetrations, perimeter and control joints protected by Physical Barriers.
- *Engineered, Pre-Fabricated Steel Frame and Trusses.
- *N2 Wind Rating.

External

- *Roof Pitch 22.5 Degrees.
- *Colorbond Metal Fascia and Gutters.
- *Colorbond Roof.
- *Aluminium Sliding Windows and Sliding Doors with Keyed Locks.
- *Wall Wrap to External Walls.
- *R1.5 Insulation Batts to Lightweight Cladded Areas.
- *Bricks from Selected Builders Range.
- *Natural Mortar with round ironed joints.
- *Colorbond Sectional Garage Door with Remote Control And 3 Transmitters.
- *Feature Front Entry Door.
- *Lever Entrance Set including Double Cylinder Deadlock To all Hinged External Doors.
- *Rinnai B26 Continuous, Gas HWS.
- *Painted PVC Downpipes.
- *2 External Garden Taps.
- *3 External Yard Gullies.

Internal

- *2440mm Ceiling Height.
- *R2.5 Insulation Batts to Ceiling excluding Porch.
- *10mm Plasterboard to Walls and Ceilings unless noted otherwise.
- *90mm Cove Cornice throughout.
- *66mm x 11mm Skirting.
- *42mm x 11mm Architrave.
- *Lever Internal Passage Sets with Privacy Latches to Bathroom, WC and Ensuite.
- *White Cushion Door Stops as Required.
- *Built-in Linen Cupboards with 4 Melamine Shelves.
- *Built in Wardrobes with aluminium framed sliding Doors and pre-finished vinyl fronts, one melamine shelf and hanging rail to all bedrooms and Walk in Robe to Bed 1.
- *Flat Acrylic Paint Finish to all Ceilings.
- *Three Coat Paint System to all Internal Walls.
- *Gloss Enamel Finish to all Door and Woodwork.

Two Storey Designs Only

- *R1.5 Insulation Batts to Lightweight Cladded areas.
- *Internal Stairs consist of Carpet Grade Treads, Risers and Landing with plasterboard dwarf wall & painted Timber Cap.

Kitchen

- *Kitchen Joinery with Melamine Cabinetry, Soft Close Drawers & Doors and Stainless-Steel Handles.
- *Laminated Front with PVC Square Edge Doors.
- *20mm Engineered Stone Bench Tops from selected Builders Range.
- *Ceramic Tile Splash Back 600mm High above Bench Top.
- *Kitchen Bulkhead and Microwave Provision (design specific).
- *1 ¾ Bowl Stainless Steel Sink.
- *Chrome Plate Sink Mixer
- *600mm Technika Multifunction Oven.
- *600mm Technika Ceramic Electric Cooktop.
- *600mm Technika Slide-Out Recirculating Rangehood
- *600mm Technika Freestanding Dishwasher.

Standard Inclusions

Bathroom, Ensuite and WC

- *Obscure Glazing to Windows.
- *2 Door Vanity Unit with Melamine Cabinetry
Stainless Steel Handles.
- *Laminated Front with PVC Square Edge Doors.
- *Laminated Post Form Vanity Top.
- *Ceramic Wall and Floor Tiles from selected
Builders Range.
- *Semi Framed Pivot Shower Screen with
Laminated Glass.
- *Frameless Polished Edge Mirror above Vanity.
- *1675mm Acrylic Bath where applicable.
- *Drop in Counter Vanity Basin.
- *Dual Flush Toilet Suite.
- *Chrome Plate Basin Mixer to Vanity Unit.
- *Shower Rail with Wall Mixer.
- *Wall Mixer with Chrome Plate Bath Spout.
- *Chrome Plate Towel Rail and Toilet Holder.

Laundry

- *Ceramic Tiled Floor.
- *Ceramic Skirting Tile.
- *Ceramic Tile Splashback.
- *45 Litre Stainless Steel Tub and Metal Cabinet.
- *Chrome Plate Flick Mixer.
- *Chrome Plate Washing Machine Stops.

Dual Living Inclusions – Where Applicable

- *Electricity-2 Single Phase Power Supply with 2 Meters
Installed into one meterbox. Meters are billed
Individually.
- *Phone – An Individual Telephone Line is installed
per Dwelling.
- *Water – One meter service to the main dwelling, with
a private meter for the second dwelling.
- *Sewer – One connection to the sewer main per
Dwelling.

PLEASE NOTE:

The Builder reserves the rights to alter designs and Specifications and substitute the make, model or type of any standard inclusion to a product of equivalent standard without notice.

Electrical

- *LED Down Lights as per Electrical Plan.
- *Fluorescent Light to Garage.
- *Power Points as per Electrical Plan.
- *TV Points to Living areas, Bedroom 1 and Media Room
(where applicable).
- *1 x Phone Point to Kitchen.
- *Exhaust Fan to Showers.
- *Selected Ceiling Fan and 2 LED Lights to Bedrooms.
- *Selected Ceiling Fan and 2 LED Lights to Alfresco.
- *Smoke Detectors Hard Wired with Backup Battery.
- *Communications distribution box for NBN/FTTH. Lead
In from street to house connection point. Lead in house
Connection point to cabinet installed in garage.
Note-there is no allowance for connection of NBN
or Phone to the home.

Turnkey Inclusions

- *Builder's Selection Carpet to Lounge, Family, Media
and all Bedrooms.
- *Floor Tiles to Entry, Dining, Living and Hallway, from
Selected Builders Range.
- *Flyscreens to all Windows.
- *Barrier Screens to External Doors and Sliding Doors
excluding Garage.
- *Roller Blinds to all Windows and Sliding Doors.
- *Wall Mounted Reverse Cycle Air-Conditioner to Bed 1.
- *Wall Mounted Reverse Cycle Air-Conditioner to
Living Room.
- *TV Antenna.
- *Exposed Aggregate Concrete Driveway, in a Colour at
the Builder's Discretion.
- *Tile Finish to Alfresco and Porch.
- *Butted Paling Treated Pine Fencing to 1800mm High
With Metal Framed Single Gate, as per Plan.
- *Supply and Lay Builder's Selection Turf, 6m² Garden
Bed and Gravel to site as per plan.
- *Letterbox.
- *2.24m Wall Mounted Clothesline.