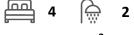


\$778,000 FIXED PRICE\*

Lot 522 Rutledge Way, Alluvium Estate, Winter Valley 3358





Lot Size: 488m<sup>2</sup> | 15.24m x 32m

## **ALTON 250(257.24m<sup>2</sup>)**

- 4 Bedrooms, Bed 1 includes WIR & Ensuite
- Open plan Kitchen, Dining, Lounge
- Separate Media Room
- ✓ Kitchen with island bench breakfast bar & WIP
- Carpet Call, carpet to bedrooms with 10mm under
- 3 Coat Colour system from Dulux
- Soft close Custom built Kitchen & Laundry cabinetry
- Colourbond roof, fascia & gutter
- Clipsal Iconic switches & power points internally
- **PGH Bricks**
- Reece Mizu Soothe fixture with freestanding bath
- Gold R3.0 ceiling batts & R2.0 wall batts
- Beacon recessed LED lighting throughout
- Gainsborough handles throughout
- ✓ Rheem 6\* gas instantaneous Hot water system
- ✓ Kingspan 2000L slimline rainwater tank
- Flick-Anticimex perimeter termite barrier
- Panellift Garage Door with 2 remotes & 1 wall switch
- Digital television antenna with booster
- Wall mounted clothesline & freestanding letterbox
- Site Cut costs
- Lifetime Structural Warranty (conditions apply)
- **HIA Fixed Price Contract**

\*Optional Extras

Expiry Date: 31/03/2024 Bed 4 Alfresco d Lounge Ldy Bed 2 Dining 00 Kitchen Media Ens Garage Entry Bed 1

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