

# HOUSE & LAND PACKAGE – LOT 6 Shores Crescent Diamond Beach



SEASCAPE 34

317m<sup>2</sup>



4



2



2

## DESIGN FEATURES

The Seascape 34 is sure to impress, without compromising on space. A large master suite with generous size walk in robe, and a designer kitchen with Butler's pantry adds up to the best open plan living has to offer. Easy access onto the beautiful alfresco separate media room and an upstairs activity with balcony, what else could you possibly want?!

Also includes large garage storage for the passionate gardener or to house the multitude of kids bikes and scooters.

**Lot Size: 577.5m<sup>2</sup>**

**Land Cost: \$269,000**

**Combined Land & House: \$732,683**

*A quality home from Coast Building Company!*

Call us:

**02 6551 2665**

Visit us online:

**[www.coastbuilding.com.au](http://www.coastbuilding.com.au)**

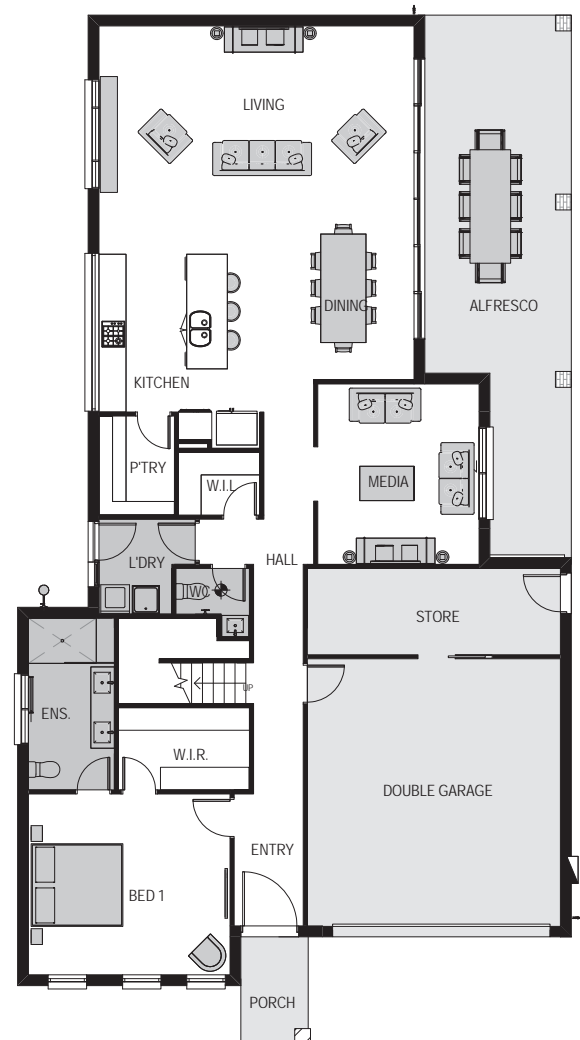
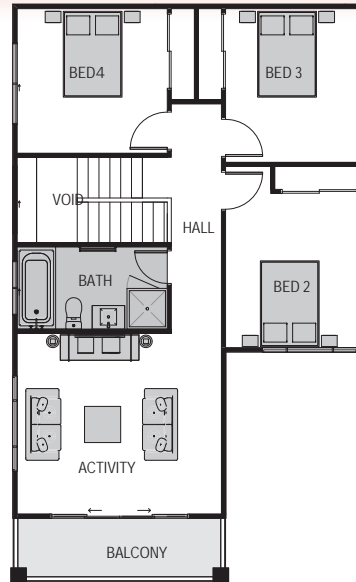


# LIFESTYLE INCLUSIONS

# \$463,683 inc GST

## Package Includes:

- Standard site & excavation costs
- Building development application fees dwelling only
- Construction certificate & certification fees dwelling only
- Structural framing H2 treated pine
- 2.440m Ceilings throughout & 2.530m to garage
- Colorbond metal roofing with anticon blanket
- 20mm manufactured stone benchtops kitchen & pantry
- Smeg appliances to kitchen
- Ceiling insulation R3.0 external walls R2.0
- Windows & sliding doors fitted with keyed locks & flyscreens
- Rinnia B26 gas instantaneous hot water system
- Internal stairs cover grade including paint grade hand rail
- 3 coat paint system using quality Taubmans paints
- 90mm LED lights throughout
- Floor coverings throughout
- Daikin ducted air conditioner
- Ducted rangehood
- External balustrades aluminium powder coat finish
- Driveway concrete exposed aggregate
- 3000 litre slimline poly rainwater tank
- Submersible rainwater pump & rain to mains diverter
- Clothesline
- Buffalo turf up to 400m<sup>2</sup>



## Looking to customise inclusions or home design?

Speak directly with the builder

Contact: Michael Kucinskis

Email: [michael@coastbuilding.com.au](mailto:michael@coastbuilding.com.au)

Phone: 0437 171 418

*From the moment you meet with us, we focus on building a personal, open communication partnership, which is based on honesty and integrity with the most important person in our business: YOU.*

\*Terms & Conditions apply to all H&L packages, individual contracts apply for land & Building with the developer issuing contracts for the land and is subject to availability, Price as at 6/03/2019. The price does not include any legal fees associated with the land purchase & land contract or building, stamp duty, change of ownership & or registration fees. The above facade image may depict fixtures, features and inclusions which are not included in this house price or builder standard inclusions and may incur additional charges if selected by the purchaser. House price is based on standard site costs and does not include landscaping retaining walls or window furnishings a detailed full list of inclusions will be included in the building contract. A detailed fixed price quote will be prepared including Purchaser's specific requested inclusions for approval and inclusion in the building contract such inclusions will supercede inclusions listed in this offer. All plans are copyright and may not be reproduced or copied in part or whole without written permission from Coast Building Company Pty Ltd Licence no. 293730C

*A quality home from Coast Building Company!*

Call us:

**02 6551 2665**

Visit us online:

**[www.coastbuilding.com.au](http://www.coastbuilding.com.au)**

