

HOUSE AND LAND PACKAGE

SITE: Lot 11 Allington Circuit
Huntington Rise Estate
Maudsland

\$249,000 848m²

DESIGN: Coomera 25 with Regal façade

232.6m² or 25.0 squares

\$ 217,142 with the following inclusions:

- 1 All site preparation including excavation, concrete piling, slab thickening and site drainage; N2 wind rating and foundations for a Class 'M' site; rock retaining walls included
- 2 Alfresco under the main roof with concrete paver floor
- 3 Exposed aggregate driveway and path
- 4 All floor coverings
- 5 Flyscreens to windows and security screens to external doors
- 6 Light fittings, TV antenna, remotes to garage and clothesline
- 7 Vertical / venetian blinds to windows
- 8 Dishwasher and 5,000ltr steel water tank
- 9 Termite resistant pine framing with 25 year structural guarantee
- 10 House construction compliant with BAL 12.5

Inclusions displayed at 57 Laughlen Chase, Pacific Pines

Optional Upgrades are available

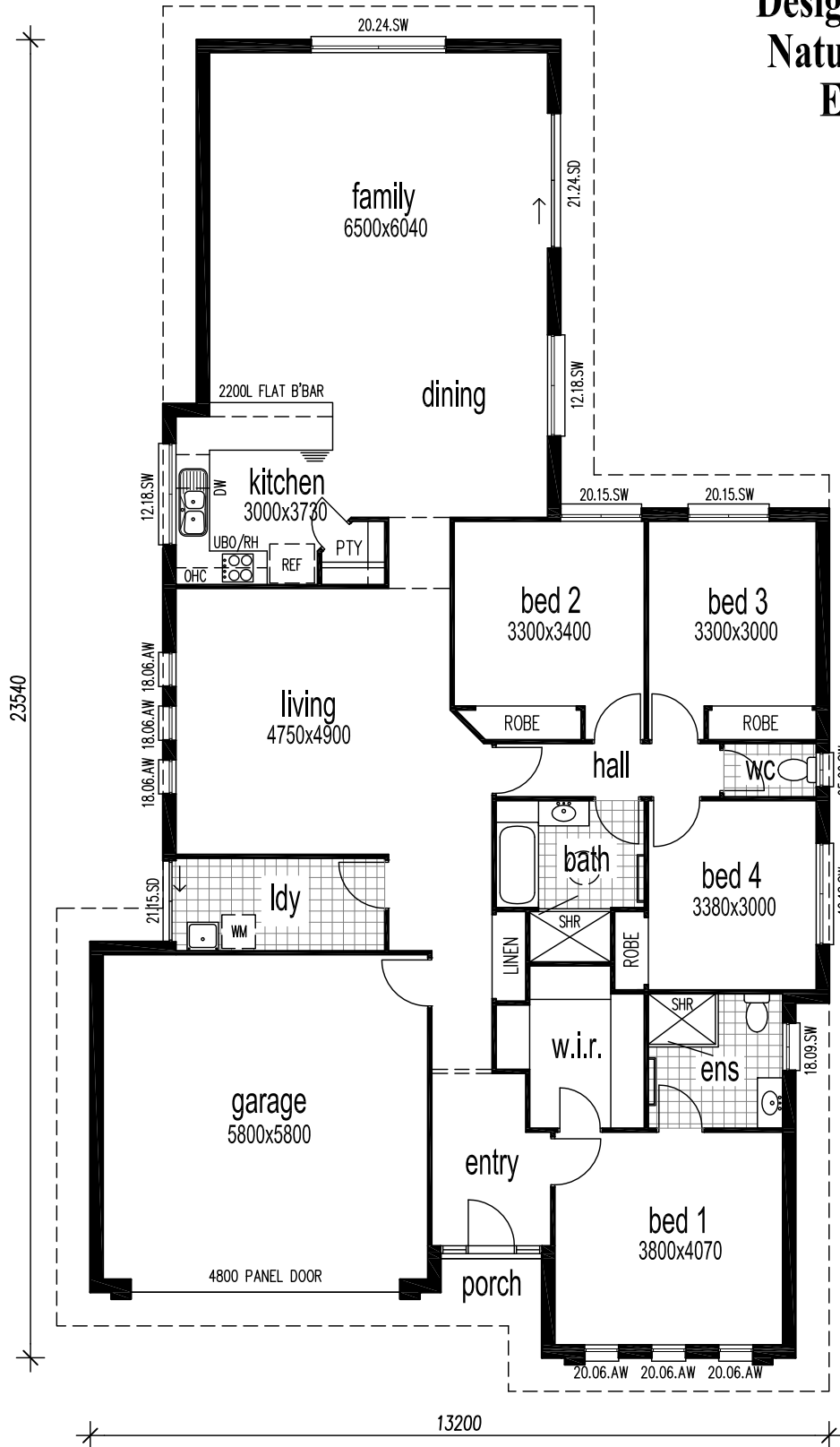
PACKAGE PRICE: \$466,142

COOMERA 25

Designed To Maximise Views,
Natural Light And Outdoor
Entertainment Areas



- 4 spacious bedrooms
- 2 bathrooms
- Double garage with internal access
- Generous kitchen
- Walk-in pantry with melamine shelving
- Spacious family room
- Formal living room
- Choice of facades
- Suits narrow blocks



Floor Area
232.6 m² or 25.0 Sq.
(includes porch)

To suit 14.9m wide blocks with garage on boundary

House and Land Design P/L
"Building on Your Land or Ours"

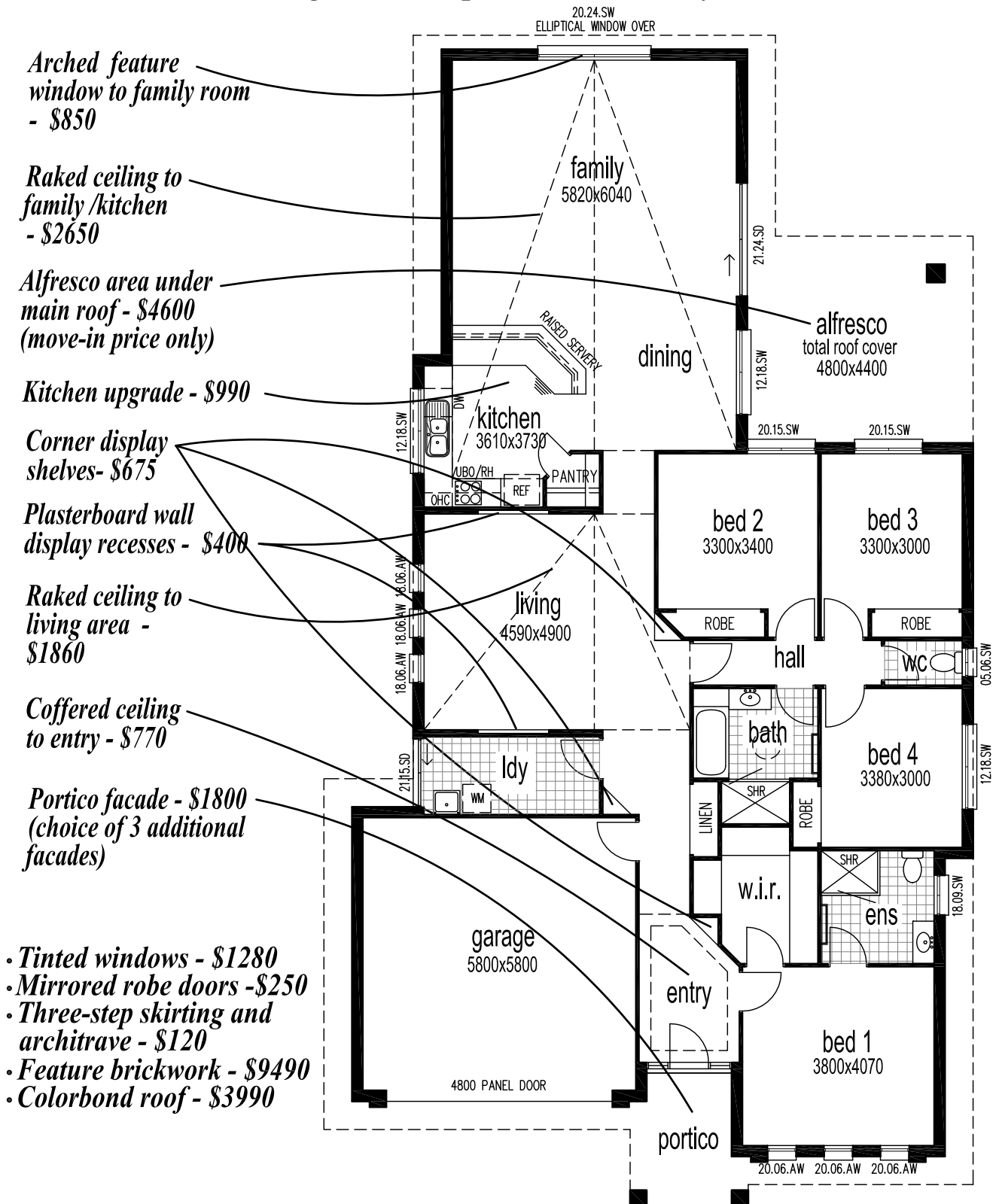
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OPTIONAL FEATURES

Designed To Improve Your Lifestyle



Arched feature window to family room - \$850

Raked ceiling to family/kitchen - \$2650

Alfresco area under main roof - \$4600 (move-in price only)

Kitchen upgrade - \$990

Corner display shelves - \$675

Plasterboard wall display recesses - \$400

Raked ceiling to living area - \$1860

Coffered ceiling to entry - \$770

Portico facade - \$1800 (choice of 3 additional facades)

- Tinted windows - \$1280
- Mirrored robe doors - \$250
- Three-step skirting and architrave - \$120
- Feature brickwork - \$9490
- Colorbond roof - \$3990

move-in prices only

- Timber venetian to kitchen - \$250
- Sisal carpet as displayed - \$815
- Covercrete driveway - \$2980

COOMERA 25

Floor Area 253.8 m² or 27.3 Sq.
(includes portico and alfresco)

Facade Options

COOMERA

SERIES



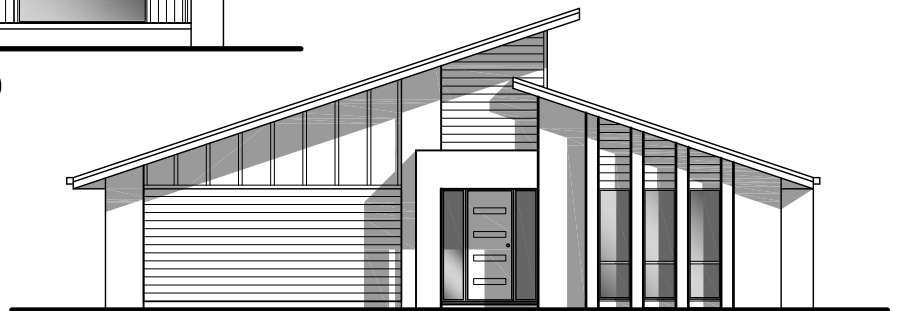
TRADITIONAL PORTICO (optional - \$1,800)



REGAL



RESORT PORTICO (optional - \$2,800)



BEACH PORTICO (optional - \$14,200)

COOMERA 25



*"Building on
your land or ours"*

UPPER FLOOR RL
 LOWER FLOOR RL **36.8**
 DRIVEWAY GRADIENT **1:2.5**
GENTLE SLOPE

10
 779 m²

Emt A 5'55" 19.714

SP 236561

289'0"

FLAT AREA

103'0"
 (39.165)

PS 37.62
 NS 37.61

PS 35.44
 NS 35.44

37.5

37.0

PS 36.65
 NS 37.69

Point of Commencement

36.5

36.0

23.808

199'0"

PS 35.17
 NS 36.66

35.5

35.0

34.5

34.0

33.5

33.0

PS 35.25
 NS 35.25

33.5

33.0

DRAFT SITE ALLINGTON CIRCUIT PLAN

INDICATES ROCK RETAINING WALL



PS NS

NS. 33.80-11 NS 33.10