



Pine (Indicative)

19830



11900

# \$439,900

HOUSE - \$204,900 LAND - \$235,000

LOT 438 MARRINUP ST, UPPER COOMERA

**PINE 22 (205.1m2 or 22sq) / LAND – 601m2**

## PACKAGE FEATURES

- **FIXED** site preparation costs including excavation, concrete piling, slab thickening, site drainage and retaining walls as required by Council and Structural Engineer.
- Treated termite resistant framing with 25 structural guarantee
- Granitgard® termite barrier
- 5,000 Litre watertank & associated plumbing as required by Council
- Natural gas connection from street to house
- Colorbond roof
- Bagged and painted brickwork
- Alfresco under main roof with concrete paver floor
- Floor coverings, including carpet and ceramic floor tiling
- Exposed aggregate concrete driveway and front path
- Ceiling fans to all bedrooms and living areas
- Timber fencing (\$2,500 allowance)
- Turf to front yard (\$2,500 allowance)
- Flyscreens and window locks to all sliding windows
- Remote control to garage door
- Stainless steel kitchen appliances, including slide-out range hood, fan-forced oven and ceramic cooktop
- Light fittings
- TV Antenna
- Metal letterbox

# Stage 8A(2)

## Treetops Land Release



**Legend**

- Easement
- Transformer

All dimensions subject to final survey and registration of the plan in the Department of Natural Resources and Mines. The position of drainage easements if required will be subject to final council requirements. Dimensions have been rounded to one decimal place. Numbers refer to lot numbers, not house numbers. This plan is for selling purposes only. Ref Stage 8A(2), 14 lots, October 2009



**GATE CLOSED**

**Highland Reserve Sales & Information Centre**  
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**\*\* WARNING \*\***  
**Site Currently Under Construction.**  
**For Safety Reasons, You Must Be Accompanied By Stockland Staff To Access The Site.**

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# HOW TO PURCHASE THIS PACKAGE

## Things you will need:

- A preliminary finance approval letter from your lender stating that you are eligible to borrow the purchase amount
- \$5,000 deposit for the purchase of the land
- \$5,000 deposit for the house construction

If you have the three items noted above we will provide you with a formal quotation for your approval.

**Please note:** This is a house and land package. This means that the house is not built yet. It will be built (with your choice of colours) once you have purchased and settled on the land.