

# Floor Plan



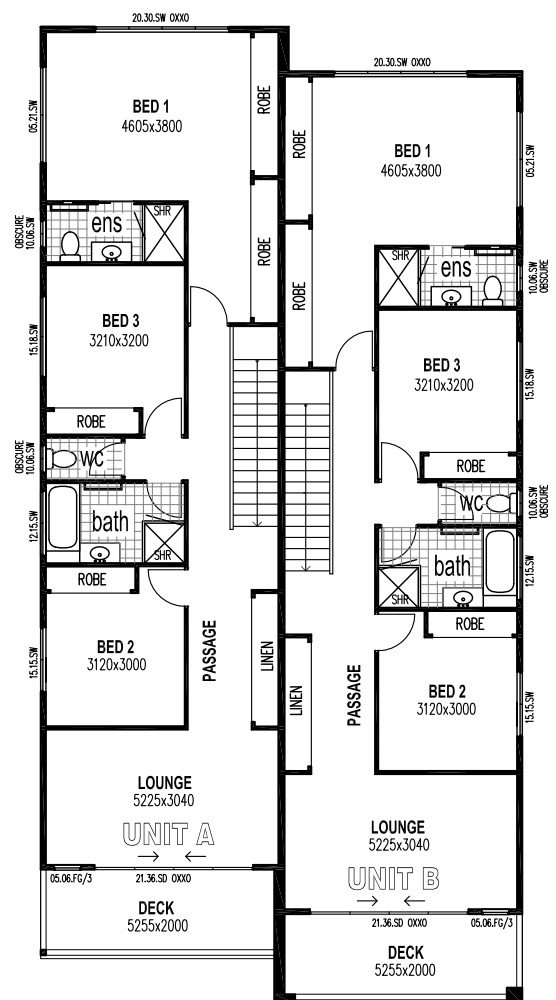
FRONT ELEVATION  
11990



OPTIONAL FACADE



LOWER FLOOR



UPPER FLOOR



## DUPLEX 25

Total area (each unit) : 238.6sqm<sup>2</sup> or 25.6 Sq.  
(includes porch, alfresco & deck)

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# House and Land Design Pty Ltd

*“Building on Your Land or Ours”*

QBSA Licence 728 208 NSW Licence 163594C

STANDARD INCLUSIONS (On Your Land) \$379,680

- Standard floor plan as shown on page two of brochure
- Stainless steel oven, hotplate & rangehood
- Overhead cupboards \* Melamine shelving to walk-in pantry
- Choice of facades \* R2.5 ceiling batts (excludes garage)
- All council building fees \* Granitgard termite barrier
- Fixtures as displayed at 57 Laughlen Chase
- Ceramic floor tiling to ensuite, bathroom, toilet and laundry
- Housing Industry Association fixed price building contract
- Termite resistant pine framing with 25 year structural guarantee
- 5000L Water tank as required by Gold Coast City Council

## EXCLUSIONS

- Site preparation \* Retaining walls \* Landscaping \* Fencing
- Dishwasher \* Window coverings \* Light fittings \* Carpet
- Main floor tiling \* Driveway and path \* Shade sails and pavers
- TV antenna \* Letterbox \* Clothesline \* Flyscreens and security screens \* Remote control to garage door \* Security alarm
- Air conditioner

MOVE-IN INCLUSIONS (Standard Inclusions plus) \$441,380

- Carpets \* Main floor tiling \* Concrete driveway with path
- Fully fenced block \* Fully turfed block \* Clothesline
- Security screens to all external doors \* Flyscreens to windows
- Remote control to garage door \* Light fittings \* Letterbox
- Concrete pavers to alfresco floor \* TV antenna \* Dishwasher
- Vertical/Venetian blinds to all windows (excludes garage)

## EXCLUSIONS

- Site preparation \* Retaining walls \* Security alarm
- Air conditioner \* Shrubs and garden beds (ie turf only)