

## **House & Land Package**



## \$670,149 FIXED PRICE\*

1036 Diablo Place "Pinnacle Estate"









Lot Size: 505m<sup>2</sup> | 14m x 29m

## Avalon 230 F 2(230.66m<sup>2</sup>)

## **FEATURES**

- ✓ Four bedrooms + Study . Bed 1 includes a WIR and an Ensuite.
- ✓ Open plan Dining, Lounge, plus separate lounge.
- ✓ Covered Alfresco roof. Outdoor living spaces.
- ✓ Kitchen with island bench breakfast bar.
- ✓ Actron 9kW ducted reverse cycled air conditioning package.
- ✓ Beacon Commercial recessed LED lighting throughout.
- ✓ CSR Bradford Gold R3.0 ceiling batts and R2.0 wall batts.
- ✓ Carpet Court carpet with 7mm foam underlay to bedrooms.
- ✓ Carpet Court hybrid flooring to main floor and halls.
- Reece Mizu Soothe fixtures including white freestanding bath.
- ✓ Schlage SL3 triple function door handle to Entry.
- ✓ Clipsal Iconic switches and power points internally.
- ✓ Digital television antenna with booster (if required).
- ✓ PGH face brick façade with Colorbond roof, fascia and
- ✓ Rheem 6 star gas instantaneous hot water system.
- ✓ Kingspan 3000L slimline rainwater with submersible nump.
- ✓ Flick-Anticimex perimeter termite barrier.
- ✓ Rotary clothesline and freestanding letterbox.
- ✓ 150m2 kikuyu turf.



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