



\$635,500 FIXED PRICE*



771 Patriot Cres "Pinnacle Estate" Winter Valley

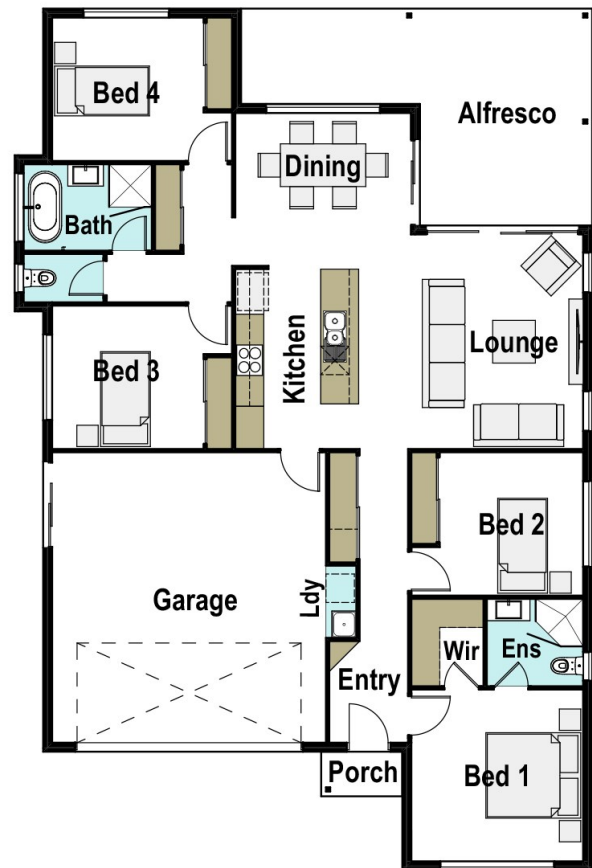
Lot Size: 448m² | 14m x 32m

Presence 190 F3(194.77m²)

Expiry Date: 31/07/2022

FEATURES

- ✓ 4 bedrooms. Bed 1 includes a WIR and an Ensuite.
- ✓ Open plan Dining, family and Lounge room.
- ✓ Kitchen with island bench breakfast bar.
- ✓ Beacon Commercial recessed LED lighting throughout. Gold R3.0 ceiling batts and R2.0 wall batts.
- ✓ Carpet Court carpet with 10mm 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 gutter.
- ✓ Rheem 6 star gas instantaneous hot water system.
- ✓ Kingspan 3000L slimline rainwater with submersible pump.
- ✓ Flick-Anticimex perimeter termite barrier.
- ✓ Rotary clothesline and freestanding letterbox.
- ✓ 150m² kikuyu turf.
- ✓ Standard council fees and charges and insurances.
- ✓ Lifetime Structural Warranty (conditions apply).
- ✓ Built On Time Or We Pay The Rent (conditions apply).
- ✓ HIA Fixed Price Contract.
- ✓ Fast Track Colour Scheme discount.



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