

## 671,949 fxxe prace

771 Patriot Cres "Pinnacle Estate"


Lot Size: $448 \mathrm{~m}^{\mathbf{2}}$ | $14 \mathrm{~m} \times \mathbf{3 2 m}$

## Rosie 210 Classic ( 214.55 m $^{2}$ )

Expiry Date: 30/06/2022
$\checkmark 5$ bedrooms + media room. Bed 1 includes a WIR and an Ensuite.
$\checkmark$ Open plan Dining and family + media room.
$\checkmark$ Kitchen with island bench breakfast bar \& WIP
$\checkmark$ Beacon Commercial recessed LED lighting throughout.
Gold R3.0 ceiling batts and R2.0 wall batts.
$\checkmark$ Carpet Court carpet with 10 mm foam underlay to bedrooms.
$\checkmark$ Carpet Court hybrid flooring to main floor and halls.
$\checkmark$ Reece Mizu Soothe fixtures including white freestanding bath.
$\checkmark$ Schlage SL3 triple function door handle to Entry.
$\checkmark$ Clipsal Iconic switches and power points internally. Digital television antenna with booster (if required).
$\checkmark$ PGH face brick façade with Colorbond roof, fascia and gutter.
$\checkmark$ Rheem 6 star gas instantaneous hot water system.
$\checkmark$ Kingspan 3000L slimline rainwater with submersible pump.
$\checkmark$ Flick-Anticimex perimeter termite barrier.
$\checkmark$ Rotary clothesline and freestanding letterbox.
$\checkmark$ 150m2 kikuyu turf.
$\checkmark$ Standard council fees and charges and insurances.
$\checkmark$ Lifetime Structural Warranty (conditions apply).

$\checkmark$ Built On Time Or We Pay The Rent (conditions apply).

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