# H&L Victoria





## **Smythes Creek**

#### 

### House & Land Package

NEAR TITLED Lot 751 Lotus Lane (Pinnacle), Smythes Creek

## \$696,700 INC FHB-PREMIUM TURNKEY Montville 22sq

#### OVER \$70K OF PREMIUM INCLUSIONS

- Front & rear landscaping
- Half share fencing & colour-through driveway
- Colorbond roof
- Flooring throughout
- Higher ceilings
- Stone benchtops to kitchen & bathrooms
- LED downlights throughout
- Modern appliances including dishwasher
- Overhead cupboards to kitchen
- Blinds throughout
- 5kW split system cooling
- Ducted heating throughout
- Zero-step tiled shower bases
- Chrome finish double towel rails and toilet roll holders
- Framed mirror or vinyl sliding doors to robes
- Brick infills over all external openings
- Remote control garage
- Window locks & flyscreens to all openable windows
- Clothesline and letter box
- NBN connection

## Contact - Erin King

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\* Pricing correct at time of publication, but subject to change without notice due to (not limited to) land delays and regulation changes. Package price excludes stamp duty on land, legal fees and conveyancing costs including titles and property report. Floorplan is a representation of a standard facade unless otherwise stated. H & L reserves the right to alter the images or descriptions without notice. External & Internal photographs are for visual purposes only.