



kurmondhomes

Sean Molloy

0400 441 468

sean.molloy@kurmondhomes.com.au



ELMHURST 25 Home and Land Package

INCLUSIONS:

- Premium "Diamond Elite" Upgrades
- Up to \$30,000 standard Basix and site costs
- 6.6KW Solar System
- 40mm Stone benchtops with waterfall ends
- Polyurethane Kitchen cupboards
- 2750mm high ceilings to ground floor (2450mm to first floor)
- ACTRON ducted air conditioning
- Smeg 900mm Freestanding Cooktop / Oven and Canopy Range Hood
- Smeg 900mm Microwave and Dishwasher
- 2340mm High x 1200mm Wide front entry door
- 2340mm High Internal doors with a choice of profiles
- Choice of 500mm x 500mm glazed Porcelain Tiles or Laminated Timber (No Scotia) to entry, meals kitchen and open living areas.
- Carpet to remainder of home (excluding wet areas)
- Frameless shower screens
- Freestanding Bath
- Niche to showers
- Tiled Alfresco
- Flyscreens to windows and external sliding doors (standard mesh)
- Downlight allowance
- HILLS alarm
- Up to 40m2 Colour On Cove finish concrete driveway

Lot 2250 Cobbitty by Mirvac

\$1,147,125.00



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Disclaimer: Site costs are fixed for all lots with standard excavation for building platform with a standard balanced 1m cut and fill (allowance of 500mm cut and 500mm fill). Soil classification for 'M' class slabs and does not cover costs incurred if rock is found on any lots. Kurmond Homes House and Land Packages are subject to availability, developers design review panel, bushfire requirements & statutory approval. Kurmond Homes House & Land Packages will be determined upon tender requests for individual lots and may vary due to site conditions and statutory authority requirements. Whilst every effort is made to provide accurate information, images are for illustrative purposes and intended to provide a visual guide only. Packages do not include stamp duty, legal fees or any other costs incurred associated to the purchase. Kurmond Homes is responsible for the building contract for the construction of the home only. Customers will be required to enter into a separate contract for the purchase of the land component of the package with the relevant developer. Packages may change as a result of variations to the inclusions or specifications required by the purchaser. Refer to individual contracts for final details and terms and conditions. Kurmond Homes reserves the right to withdraw any House and Land Package at any time or if the land or home become unavailable or is sold. Details are correct at time of printing and subject to change without notice or obligation. E&OE.

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