



## House & Land Package: \$319,465

### The Lush by Aveling Homes

- Flexible floor plan that you can change before construction starts
- Double garage with remote garage door
- Engineer approved house slab for peace of mind
- Engineer approved roof structure for peace of mind
- Poison free termite treatment – your children deserve it
- Maintenance free Colorbond gutters and down pipes
- 900mm European inspired stainless steel kitchen appliances
- Semi-frameless glass shower doors to both showers
- Square Carboni II china hand basins and china toilets
- Large 300mm x 300mm floor tiles to all wet areas

Contact David Cross (Aveling Homes)

**0402 688 468**

BED **3**

BATH **2**

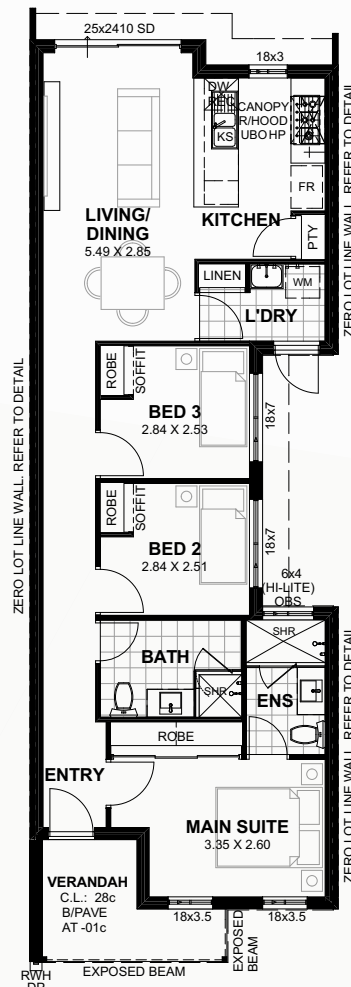
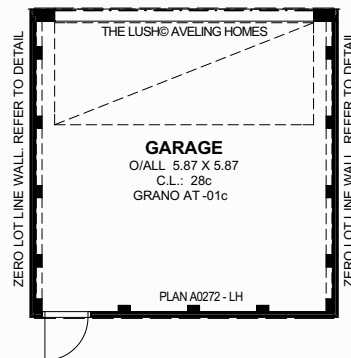
CAR **2**

LOT 161

Gules Lane

LAND 180m<sup>2</sup>

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Disclaimer: Aveling Homes House and Land Packages comply with the Australia Consumer Law (WA) (ACL) Aveling Homes has an affiliation with the developer of the Estate and/or the real estate agent and can organise the purchase of land on the estate or at the advertised location as part of a house and land package. Alternatively, if the client purchases land within the Estate or at the advertised location with the developer or the agent, Aveling would be pleased to build a house for the client on that land. The main image as depicted in the advertisement is included in the advertised price. This image may be an external elevation picture or an internal room picture. Regardless of the image it will be a true reflection of the finished product with respect to features. The advertised package does not include furniture, fencing, landscaping, internal wall painting, light fixtures, window treatments or floor coverings unless otherwise stated. Stamp Duty on the land purchase is not included in the advertised price unless otherwise stated. The advertised price does include a Provisional Sum Allowance (estimate) for the site works. This estimate may or may not vary once Aveling Homes has conducted a contour survey, soil engineers report and then established the finished floor levels. It is for this reason that the house and land package is promoted using a "From" price. The advertised price does not include any allowances for possible BAL (bushfire attack levels) requirements nor does it include any allowances for possible variations that are required to address "Noise Reduction" guidelines. The Aveling Homes sales consultant listed in this advertisement will be able to confirm these issues in writing upon your request. The lot address as specified in this advertisement was available for sale at time of publication. The home that is featured may or may not require variations at sign up to comply with specific setbacks and site coverage ratios. These issues will be confirmed once a contour survey has been carried out BY Aveling Homes. The house design as advertised will comply with the Restrictive Covenants and Design Guidelines of the Estate in which this package is advertised. Prices were current at the time of listing. Pictures for illustrative purposes only.

