

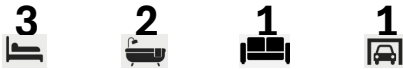
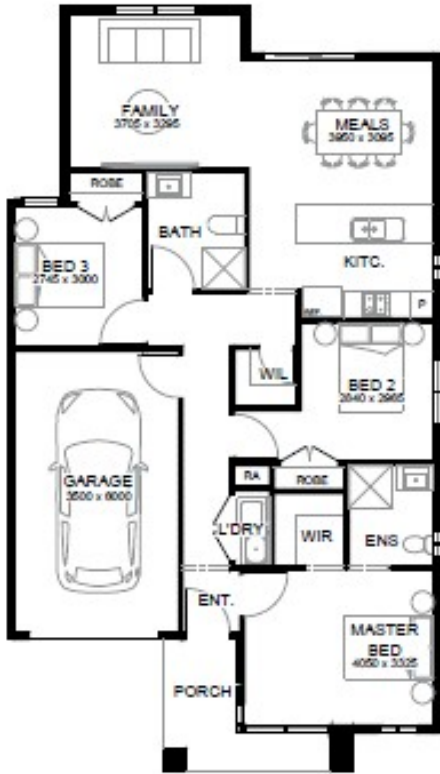


HARRLEX PROPERTY GROUP  
Affordable Building Experts  
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# EXCLUSIVE PACKAGE

1238 HARRIOTT ESTATE, ARMSTRONG CREEK



House and land total price:

# \$524,310

# TURN-KEY ADVANTAGE

- Choose from three included Premium facades
- 7 Star energy rating
- 3.5kw split system, downlights throughout
- 2590mm high ceilings (One floor)
- LED downlights throughout
- Block out roller blinds inc two sliding doors
- Omega 60cm dishwasher
- 20mm Caesarstone benchtop throughout (kitchen, bathroom & ensuite)
- Timber floor and carpet
- Fixed site costs
- All estate requirements



Front Landscaping

Includes mixture of mulch, pebbles, rocks, garden bed with 150mm plants, dripper system, battery operated timer, 2 of 1200mm high trees to front of dwelling and concrete letterbox to suit style of home.



Rear Landscaping

Includes mulched garden bed with trees and/or plants to rear boundary, up to 50m2 of instant natural turf, topping to remainder of land to rear and side boundaries, dripper system connected to tap, fold away clothes line with 3m2 of colour on concrete pad.




Fences

Full share fencing to sides and rear boundaries ( fence finishes inline with front facade one side, butts up to rear of the garage other side). 1.8m high, all Colorbond® or timber paling with timber capped 125 x 75mm exposed posts (estate compliant). 1.8m high / 900mm wide gate to side of house (if required). Fencing type allowed Colorbond® / timber paling.



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