

Palladio -

Lot 21 Boydaw Road, Ormeau
THE AVENUE STAGE 2



HOUSE & LAND \$526,743*

THE SOFIA 204.32m²

Inclusions:

- Council fees, engineering, survey & soil test
 - BAL 12.5 Bushfire rating
 - Colorbond roof
 - Remote control, double garage with internal access
 - 4 Bedrooms, 2 Bath, Media, Study & Alfresco
 - Rendered Coastal façade with brick to remaining elevations
 - Split system air-conditioning
 - Ceiling fans with lights to all bedrooms
 - LED lights, 2 Heat/Light/Fan Combo to each bathroom
 - European 900mm Freestanding Gas Cooker with Electric Oven
 - European 900mm Rangehood
 - Dishwasher
 - Stone benchtops to Kitchen and Vanities
 - Quality carpets to all Bedrooms, Study & Media
 - Quality tiles to all remaining main floors
 - Metal mesh flyscreens to all windows and glass sliding doors
 - Block out roller blinds to all windows
 - Letterbox, Clothesline & TV aerial
 - 280m² of Turf including top soil
 - \$10,000 allowance to spend on fencing
 - Up to 45m² Exposed aggregate driveway and Porch
- * Subject to soil test & wind rating reports

ENQUIRE NOW AND RECEIVE \$20,000 WORTH OF UPGRADES OR DEDUCT OFF THE BUILD COST.

**Contact: Christiane Clapp on 0431 546 326
or email cclapp@palladio.com.au**

Come and visit our displays at 25 Swan Road, Pimpama

