



Airlie 30 | Contemporary

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# The Bower

HOME ONLY FLYER , Medowie NSW 2318

# \$328,590

Includes site costs



Land Size: 0.00

Registration: TBA

Estate: The Bower

Madison Pymble  
Ph: 0423 634 786

## Fits blocks from 0.00m wide

House Length: 22.00m	Garage: 34.00m <sup>2</sup>	Ground Floor: 226.00m <sup>2</sup>	Total Area M <sup>2</sup> : 281.00m <sup>2</sup>	Land Size M <sup>2</sup> : 0.00m <sup>2</sup>
House Width: 13.00m	Porch: 0.00m <sup>2</sup>	First Floor: 0.00m <sup>2</sup>		



## Package Includes

- ✓ Classic Façade
- ✓ Up to 15K in site costs
- ✓ ?Hybrid Frame
- ✓ Aluminium Stacker Door
- ✓ Roof Sarking
- ✓ Fully ducted air conditioning
- ✓ R 2.0 Insulation to external walls
- ✓ R 4.0 Insulation to ceilings
- ✓ 20mm Stone benchtops to kitchen - stone colour as pre-selected colour scheme
- ✓ Soft close drawers
- ✓ Clarke Monaco double bowl undermount kitchen sink
- ✓ Inline water filter
- ✓ Methven Culinary Gaston pull down chrome sink mixer
- ✓ 900mm Smeg oven
- ✓ 900mm Smeg gas cooktop or 900mm Smeg electric cooktop (only available if gas is not available to property)
- ✓ 900mm Smeg glass canopy rangehood
- ✓ Tiles or Timberlook laminate with 2mm underlay to main floors & entry. From pre-selected ranges
- ✓ Carpet with 10mm underlay from pre-selected ranges to all other rooms (excludes wet areas)
- ✓ \$30,000 already reduced off the package price for the current Essential Collection promotion

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