

# Kensington

HOUSE  LAND  DRIVEWAY  FENCING  LANDSCAPING  JUST MOVE IN

house & land package from \$456,000\*

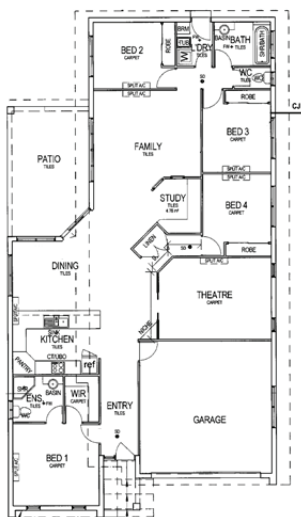
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\$456,000\* on lot 661 (624 sqm)

\$464,500\* on lot 719 (692 sqm)



All packages expire 31/10/10



- Master with ensuite & WIR
- Theatre room
- Covered Patio
- Study

#### Inclusions

All block walls rendered and painted  
 Ceiling height of 2.7 metres  
 Anticon roof insulation  
 Gas Hot Water System (Rinnai gas)  
 Colorbond roof  
 Automatic Panel lift double garage door  
 Feature entry door & sidelight  
 Feature art niche with decorative lighting  
 Gainsborough door hardware  
 Custom built laminated kitchen  
 S/S Omega oven, ceramic cooktop & Lofra canopy rangehood  
 Custom built laundry cupboard & bench  
 1 mirror door on built-in robes in bedrooms  
 Built-in linen cupboard

Living Areas	173.21 sqm
Outdoor Patio	19.7 sqm
Porch	3.36 sqm
Garage	36.16 sqm
<b>TOTAL AREA</b>	<b>232.43 sqm</b>

Tiles to living areas, porch, patio & wet areas  
 Carpet to bedrooms, walk in robe & theatre  
 Ceiling fans to all rooms incl. kitchen & patio  
 Exhaust fans: bathroom, toilet & ensuite  
 Security screens to all windows & doors  
 Fully air-conditioned (Fujitsu inverts splits)  
 Feature lights: 3 S/S external feature lights  
 Landscaping allowance, turf & irrigation  
 TV antenna  
 Rendered letterbox  
 Clothesline - wall mounted  
 Exposed aggregate driveway  
 Fencing  
 H class footings & slab design  
 C2 wind design

Sales and Info Ph: 4723 8933

[www.kalyndachase.com.au](http://www.kalyndachase.com.au)

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 connecting quality of life

\* House and land packages are priced with standard inclusions. Home and land sold separately. Urbex is responsible for the sale of the land only. Purchasers will need to enter into a separate contract with the relevant builder for the construction of the home. Photographs and illustrations are intended to be a visual aid only and do not necessarily depict the actual development of the home. Urbex gives no warranty and makes no representation as to the accuracy or sufficiency of any description, photography, illustration or statement contained in this brochure and accepts no liability for any loss which may be suffered by any person who relies wholly or in part upon the information presented. All information provided is subject to change without notice. Final designs will be subject to the purchasers obtaining building design covenant approval pursuant to the provisions of the Kalynda Chase Housing Design Guidelines.