### HOUSE & LAND PACKAGE

## **SJD**homes



THE FAIRWAYS ESTATE Lot 101 Kingston Heath Drive Drouin House: 41.34sq | Land: 2000m2 | Frontage: 54.39m

# \$787,180

#### THE GIPPSLANDER 421 SJD INCLUDED RANGE

Build the dream home you always wanted on an idyllic half acre block.

The heart of this ranch style home offers open plan living and multiple entertainment zones including rumpus, theatre, family and outdoor living areas. This home also has a generous master suite, study and mud room.

#### This package is based on our Included Range inclusions:

- Raised porch with render\*
- Brickwork over all façade doors and windows
- 2590mm ceiling height
- Window locks and flyscreens
- Colorbond panel lift garage door with remote
- 900mm appliances
- Tiled shower bases
- Shower rails, towel rails and toilet roll holders
- Quality floor coverings throughout
- Site cost allowance
- NBN package
- Allowance for developer requirements

Contact me today to discuss this amazing opportunity and share your own vision with a customised design or view other floorplan options on this block.



AREAS TABLE				
GROUND FLOOR	308.45	m²	33.20	sq
	0.00	m²	0.00	sq
SUB TOTAL:	308.45	m²	33.20	sq
GARAGE	37.96	m <sup>2</sup>	4.09	sq
OUTDOOR LIVING	30.20	m²	3.25	sq
PORCH	14.59	m²	1.57	sq
GRAND TOTAL:	391.20	m²	42.11	sq



#### Colette Battersby Building Consultant | M: 0433 315 513 | E: colette@sjdhomes.com.au | sjdhomes.com.au

•some images are for illustration purposes only and may not include items in all SJD products. The prices are based on each house as standard and not as displayed. Plan may need to be adjusted to suit block requirements. Unless specified as a fixed price, additional costs may be incurred due to undetermined site conditions based on the results of a site survey and soil test. SJD reserves the right to alter prices or the terms without notice. Unless specified above, price does not include BAL Rating or First Home Owners Grant. Land was available at the time of advertising. For more information visit sjdhomes.com.au.