



## SAVANNAH 250V

25sq  4  2  2 

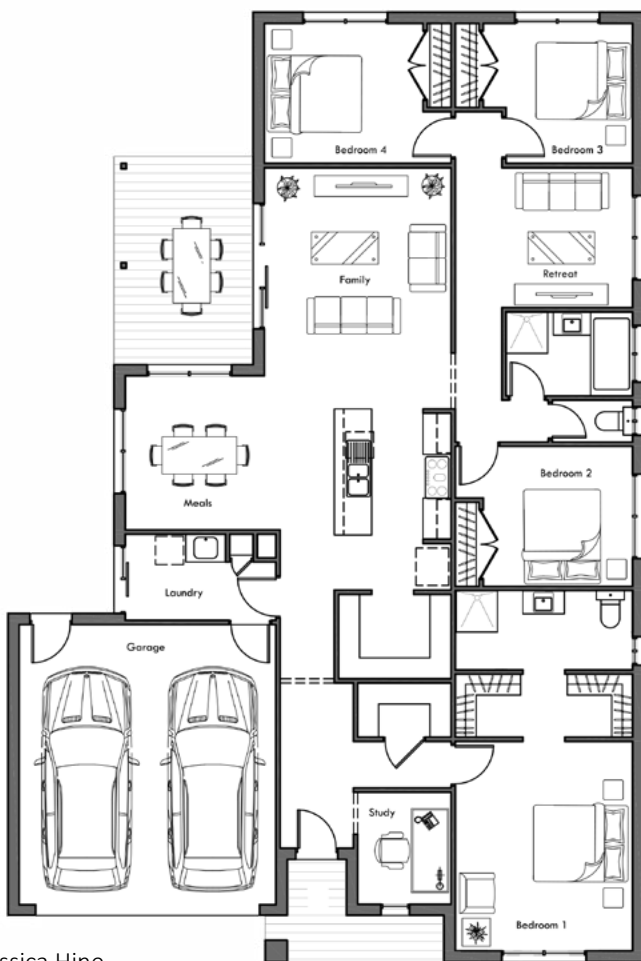
Lot 3001  
Simmental Street,  
DROUIN  
(Ferntree Ridge Estate)

## Fixed Price House & Land \$708,500.00 ALL ELECTRIC SYSTEMS

### Land Details

Lot Size : 563m2  
Price : \$340,000.00  
Titled

- Fixed priced site costs- conditions apply.
- 7 Star Energy Rating to all orientations.
- Brick infills above windows & doors up to 2700mm wide.
- Solar panels PV 3.96 kW & 3000W inverter.  
(Purchaser has the option to take the Solar Victoria Rebate of \$1,400.00 & interest free loan of an additional \$1,400.00(some conditions applicable to be eligible).
- Heating & Cooling System  
Actron Air Aires All Electric Unit
- Rinnai Enviroflow Heat Pump Electric Hot Water System.
- Technika 900mm Electric Cooktop 5 zone ceramic glass.
- Technika 900mm Electric under bench Oven choice of (2).
- Technika 900mm Slide-Out Rangehood.
- Bellissimo by Technika 600mm Freestanding Dishwasher.
- Double Glazed Awning Windows and Sliding Doors.
- Colorbond Roofing, Fascia & Gutter.
- Eaves to front facade & 3m return to sides.
- 20mm Stone Benchtops to Kitchen, Ensuite & Bathroom.
- Floating laminate flooring to Entry/hallway, Walk in Pantry, Kitchen, Meals, Family and Rear hallway (design specific)
- Carpet to remainder of home.
- Ceramic floor tiles to wet areas with tiled skirting.
- Dulux paint 3 coat system.
- LED downlights.
- Pot drawers to Kitchen.
- Tiled shower bases.



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