



Image is for illustrative purposes only and may depict upgrade options and other items not supplied by Creation Homes.

## \$515,390

**Dow 140**

3 2 2

LOT 7035 (SIZE 262.5m<sup>2</sup> regular 12.5m x 21m)

Land titling

Alps Way, Truganina VIC 3029

June 2020

### INCLUSIONS

- Fixed Site Cost
- Landscaping to front yard including a combination of turf and mulched garden beds with plants and trees
- Rear landscaping including turf, shaped & mulched garden beds & Lilydale (or equivalent) toppings to sides of house
- LED Downlights throughout
- 20mm reconstituted stone, square edged benchtops to kitchen
- Tiled shower bases
- Gas ducted heating to all

### FIXED PRICE TURNKEY PACKAGE

Total House Area:  
141.64 m<sup>2</sup> (15.23sq) approx.

Dwelling	101.68m <sup>2</sup>
Garage	36.86m <sup>2</sup>
Porch	3.10m <sup>2</sup>



**"HOMEBUILDER" READY - UP TO \$35,000 FOR FIRST HOME BUYERS**



3 2 2

**7035 Alps Way, Truganina**

**CONTACT RACHEL 0415689699**

Fixed Site Costs NO more to pay , Full Turnkey Package.

Custom design your plan at NO extra Cost

\*This home is NOT yet built, please email the sales professional today to confirm completion date and before it`s SOLD.

Fixed Price , Turn Key inclusions

- Fixed site costs , NO more to pay.

### FIXTURES & FEATURES

- 6 star energy rating
- Professionally prepared interior and exterior colour schemes
- Three months maintenance warranty
- Prefabricated wall frames and engineer designed roof trusses

**Property ID:** L2363386

**Property Type:** House

**Building / Floor Area:** 141

**Garages:** 2

**Land Area:** 262.5 sqm

**Rachel Doan**

0415689699

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- Powdercoated aluminium windows with keyed alike window locks and keyed locks to all external sliding doors
- Obscure glazing to bathroom, ensuite & WC windows
- Colorbond, fascia, guttering and downpipes
- Concrete roof tiles, standard roof pitch
- Colorbond sectional garage door with auto opener & three hand held transmitters
- External wall insulation minimum R1.5 (includes sisalation and wall batts)
- Ceiling insulation, minimum R2.5 batts, to living areas (excludes garage, verandahs, porch, etc.)
- Flyscreens to all opening windows
- 200 litre solar hot water unit with 1 solar panel & gas booster (if no recycled water is available)
- Gas continuous hot water unit with recycled water connections (where recycled water is available to the estate)
- Gas ducted heating to all bedrooms and living areas (wet areas excluded and design specific)
- Programmable thermostat to ducted heating system
- Roller blinds to bedrooms, living areas and kitchen
- 1 No. Split System (Reverse Cycle) air conditioning unit to living area only
- 2440m ceiling height to ground floor
- Fully laminated kitchen cabinet doors, end panels and drawer fronts with melamine base and overhead cabinet carcasses
- 20mm reconstituted stone, square edged bench tops to kitchen
- Stainless steel bowl sink
- Chrome lever mixer tap to kitchen sink
- Stainless steel 600mm gas cooktop
- Stainless steel fan forced electric oven
- Stainless steel 600mm rangehood
- Stainless steel dishwasher

- 45 litre stainless steel laundry trough in metal cabinet
- WELS 3 star rated dual flush toilet suites
- Acrylic bath (design specific) in tiled podium
- Semi frameless, clear safety glass 'pivot' shower screens
- Fully laminated vanity unit with square edged bench top & vitreous basin to ensuite & bathroom
- Polished edge & frameless mirror over vanity units
- Chrome finish towel rails, toilet roll holders & soap dishes to all bathrooms
- Chrome finish tapware throughout
- Tiled Shower bases

Speak to a sales professional today, see our quality range of inclusions call or email our sales consultant. We will email the complete package details from Landscaping Options, Floor plan, floor covering and electrical layouts. Along with a very detailed and comprehensive set of inclusions. Finally, we can email Great external and internal professional colour options

Call Rachel on 0415689699 or email at [Rachel.doan@footscray.rh.com.au](mailto:Rachel.doan@footscray.rh.com.au)