



### FEATURES & INCLUSIONS

- Colorbond Roof with Sarking
- Developer Requirements incl. 10,000L Water Tank as per CFA requirements & additional 3,000L Water Tank Plumbed to Toilets
- Stone Benchtops Throughout
- 2700mm High Ceilings Throughout
- 7-Star Energy Rating
- Double Glazed Windows & Sliding Doors
- Site Cost Allowance Included
- Remote to front Panel Lift Garage Door with 3 Handsets
- Tiled Showerbases to Ensuite & Bathroom
- Laminate Timber Look Flooring to Kitchen, Butlers, Entry, Family, Meals, Kids Retreat & Hallways
- Carpet to Bedrooms, Lounge & Robes
- Double Basin to Ensuite
- 2340mm High Internal Doors
- Rural Facade Upgrade (as shown)
- Conventional Raft Slab Construction with Concrete Floor Poured to Alfresco & Porch
- 450mm Eaves to Dwelling & Garage
- Niches in Showers to Ensuite & Bathroom
- Refrigerated Heating & Cooling
- Electrical & Plumbing Fixtures Upgrade Allowance Included
- Butlers Pantry with Sink
- Customisable Floor Plan & Facade



**Ambrosia**  
KYNETON

# \$1,280,600

ALLOTMENT SIZE 2008sqm

HOUSE SIZE 34.27SQ



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