

FIXED PRICE TURNKEY PACKAGE

UPPER CABOOLTURE



Tallow Modern
18sq

LOT 21 530M²
Title date Q 1 2024

Land \$370,000
Build \$374,900

4 2.0 2



PACKAGE PRICE

\$744,900*

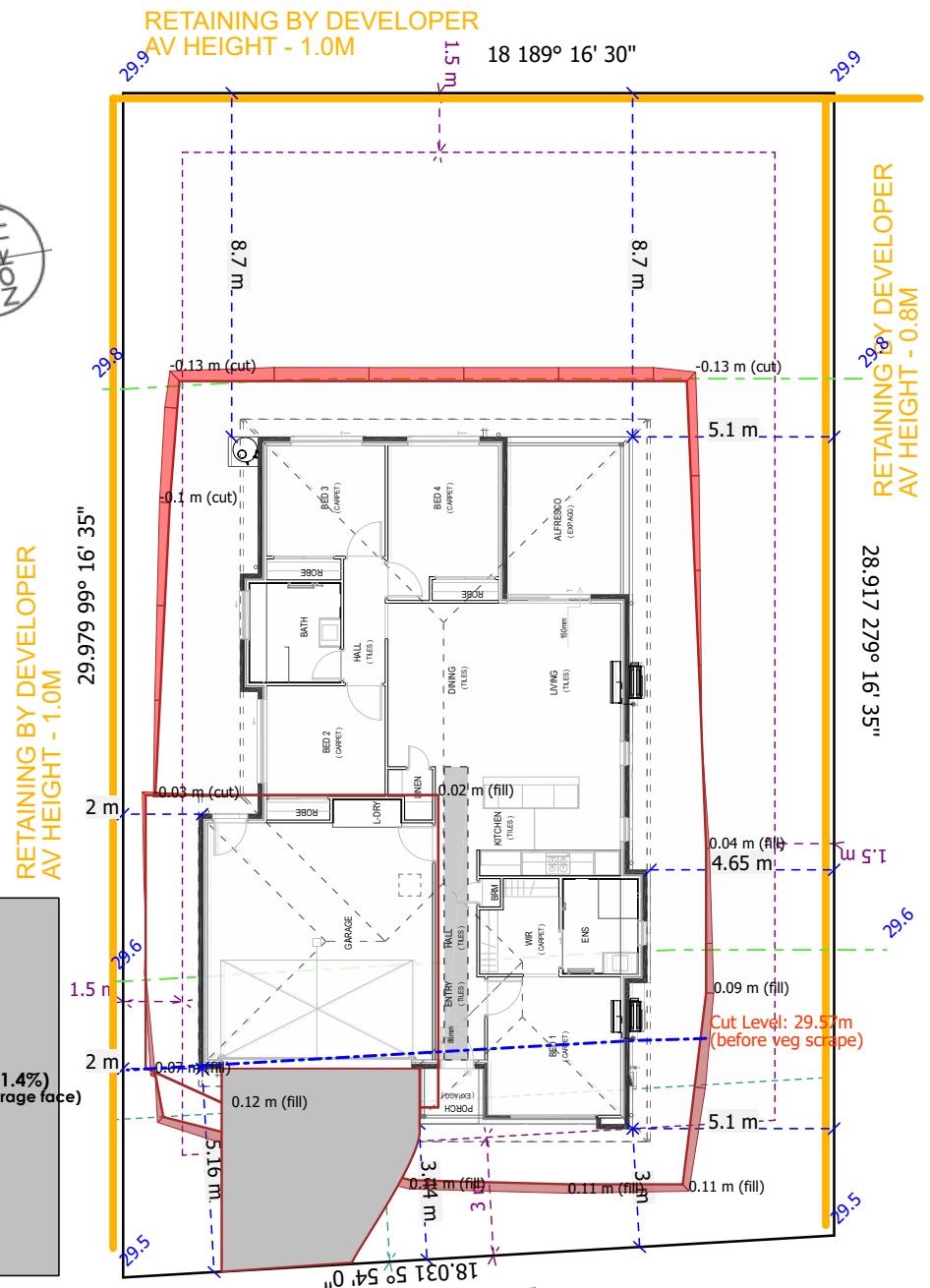
KEY FEATURES

- ✓ Fixed site costs
- ✓ 2590mm high ceilings to ground floor
- ✓ 20mm reconstituted stone to kitchen benchtops
- ✓ Quality stainless steel kitchen appliances, including dishwasher
- ✓ Reverse cycle air-conditioning in living and master bedroom
- ✓ Ceiling fans and LED lighting throughout
- ✓ Floor coverings throughout
- ✓ Fully landscaped including exposed aggregate driveway, garden and fences

Incomplete Sub: Yes
Current Fencing: None
Ceiling Height: 2.59m
Site Coverage: 32.4%
Site Area: 530.07 m²
Build Area: 171.72 m²



G.L: 29.574 m
CUT: 130 mm
FILL: 130 mm
F.F.L: 29.959 m
Batters: 25 degrees
Driveway Grade: 1 in 8.74m (11.4%)
with 1m flat transition (1 in 9.74 to garage face)
Driveway Area: 22.5m²
Garage Height: 3.09m (avg)
Garage G.L: 29.574 m
Garage F.F.L: 29.959 m



ZAMIA CLOSE
(EASEMENT DRIVEWAY)

Scale:1:188 @ A4

(Geo Plan ID: 569070)
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