

# House and Land Package

## \$535,990

**Wisdom  
Homes**

The **wise** choice



## The Columbus 24 by Wisdom Homes

On Lot 4334 Speare Street (or similar 300m Lot) – GEORGES FAIR

### **INCLUSIONS**

- Standard Site Costs (up to 1m fall with equal cut and fill)
- Provisional Allowance for Additional Site Costs
- 'H' 1 CLASS Slab Upgrade
- Standard Council Costs, Etc.
- BASIX Package including rainwater tank
- Ceramic Floor tiles to Entry, Foyer, Kitchen, Dining, Leisure and Wet Areas.
- Builders Range carpet to remainder of home.
- \$6,000 Allowance for Render/Morokah finish to Part Façade (Required for Georges Fair)
- Brick and Rendered Letterbox (Required for Georges Fair)
- Landscape Plan (Required for Georges Fair)
- AHD Survey (Australian Height Datum) Council requirement

\* GST Inclusive.

Purchasers to confirm inclusions with prior to deposit.

All drawings and images are for illustrative purposes only and should be used as a guide only.

Wisdom Homes reserves the right to revise plans, specifications and prices without notice or obligation.

### **JUNE PROMOTION**

Reverse Cycle Ducted

### **AIR-CONDITIONING**

For Just **\$5,990**

Ask about our

### **SMART LIVING UPGRADE**

**\$55,000**

worth of upgrades

**FOR \$3,990**

SEE BELOW FOR DETAILS OF INCLUSIONS

For details contact **GEORGE KIZANA** on **9824 5165**  
or visit our Display at Lot 12 Longhurst Road, Minto (Off Ben Lomond Drive)

# 'Smart Living' Upgrade

Over **\$55,000** of unbeatable value for **\$3,990!**

Including:

	<b>VALUE</b>
450mm wide Eaves including eaves soffit lining (Note - May exclude minor areas subject to design)	\$4,500
Concrete to the Outdoor Leisure Room incorporated with main house slab (if applicable)	\$4,150
Caesarstone benchtop to Kitchen (standard range - 20mm thick) in lieu of Squareform laminate*	\$3,590
Provide Hyne T2 Termite Resistant Timber Frames ILOS	\$2,400
Carpet Upgrade to 50/50 Wool Blend Carpet throughout excluding tiled areas	\$2,050
Blanco 900mm Stainless Steel Freestanding Cooker	\$1,990
Trend Aluminium Stacker Door to Outdoor Leisure Area in lieu of Sliding Door	\$1,950
Bristle Flat Profile "Classic Range" Roof Tiles in lieu of Traditional Range Roof Tiles	\$1,875
Fire Retardant Sarking to underside of Roof Tiles	\$1,740
Concrete to front Porch including ceramic tiles over	\$1,700
Standard height laminated overhead Kitchen cupboards to both sides of rangehood incl. bulkheads over	\$1,595
Semi-Frameless Shower Screens to all Bathrooms	\$1,550
Contemporary Styled Full Vitreous China Toilet Suites including Soft Close Seats	\$1,520
Provide Gyprock Lined Garage in lieu of exposed brick	\$1,500
22.5 Degree Roof Pitch in lieu of 20 Degree Roof Pitch	\$1,450
Security alarm system including L.E.D code pad	\$1,380
Designer Stair upgrade to stainless steel bar balusters and squared handrail (double storey only)	\$1,355
Stylish China Vanity Basins to All Vanities	\$1,280
Decorative half splayed 90mm high Skirting Boards and 67mm wide Architraves	\$1,190
Decorative slimline corrugated steel above ground 3000 litre rain water tank in lieu of PVC	\$1,075
Upgraded R3.5 Ceiling Insulation	\$1,020
Blanco 900mm wide Stainless Steel Canopy Rangehood	\$900
Designer Liana internal door lever handles	\$890
Designer Floating Laminated Vanity Units with Laminated Squareform Tops	\$800
Auto garage door opener including 2No. transmitter Units and wall Switch	\$800
Reticulated termite treatment system to the perimeter of the home	\$790
5 Star rated Gas Instantaneous Hot Water System	\$720
Decorative tiled shower niches to all shower recesses	\$700
Lined Outdoor Leisure Room ceiling with set joints and cornice (on applicable designs)	\$650
Sectional Overhead Garage Door in lieu of Standard Roller Door	\$595
Keyed Window and External Door Locks Throughout	\$520
Upgraded R2.0 Wall Insulation	\$500
Feature Towel Rails and Bathroom Accessories	\$500
Gas Package including Gas to Cooktop, Gas Hot Water System & Gas Bayonet Point to Living Area	\$485
Off white mortar to brickwork in lieu of natural coloured mortar	\$480
Recess Box for Instantaneous Gas Hot Water System	\$450
Polished Edge Frameless Mirrors to Bathrooms	\$435
Handheld shower & rail kits to all shower recesses	\$420
3 in 1 Exhaust Fan / Light / Heater to all Bathrooms	\$390
Stainless Steel Free Standing Laundry Tub with Mixer Tap	\$380
Bath & shower mixer sets to all bathrooms	\$380
Slimline Double Powerpoints and Switches Throughout	\$300

Whirlybird Roof Ventilator for efficient cooling and BASIX rating	\$330
Gainsborough Tri-Lock Lever Entrance Set to Front Door	\$280
Designer 'U Shape' Mixer Tap to Kitchen Sink	\$270
Hume VERV Range 820mm x 2040mm front door in lieu of standard door	\$260
Professional interior and exterior colour selection appointment with experienced Colour Consultant	\$250
Designer kitchen cupboard and vanity door handles	\$250
Stylus Newbury Bath in Lieu of Standard Bath	\$240
2 x Television Points to Your Preferred Area	\$140
2 x Telephone Points to Your Preferred Location	\$140
Chrome Floor Waists to Wet Areas in lieu of Plastic Floor Waists	\$135
Chrome Push Plugs to All Vanity Basins	\$120

**\$55,360**

## COLUMBUS 24

### Columbus 24

Area Calculations	AREA
<b>ITEMISED FLOOR AREAS</b>	
Ground Floor	93.37sqm
First Floor	98.90sqm
Garage	19.41sqm
Porch	1.47sqm
Outdoor Leisure	9.16sqm
<b>Nett Living Area</b>	<b>192.27sqm</b>
<b>Gross Floor Area</b>	<b>222.31sqm</b>
<b>Gross Floor Area</b>	<b>23.93sqm</b>

This home has been designed to fit a

# 10m

lot width

The *easy* Start

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Example of:

Columbus 24 on a 300 square metre block (with a 10m frontage).

