



# GEORGES FAIR

## HOME PACKAGE

SUITABLE FOR 12.5 M LOTS



### THE ASHFORD MODINA FACADE

HOME PACKAGE PRICE

**\$296,110**

ON YOUR SELECTED LOT

#### INCLUSIONS:

- ◆ Standard Site costs (up to 1m fall with equal cut and fill)
- ◆ "H1" Class Slab Upgrade
- ◆ 60 lm of piling
- ◆ Standard Council Costs + Statutory requirements
- ◆ BASIX including insulation and rainwater tank
- ◆ Granitgard pest treatment
- ◆ Ceramic tiling to entry, kitchen, dining, family & meals (where applicable)
- ◆ Carpet to remainder from Builders range
- ◆ Designer Inclusions
- ◆ AHD Contour Survey (Australian Height Datum) (Georges Fair requirement)
- ◆ Landscape Plan (Georges Fair requirement)
- ◆ Masonry and Acrylic render letterbox (Georges Fair requirement)
- ◆ Moroka and face brick finishes as depicted on façade (Georges Fair requirement)

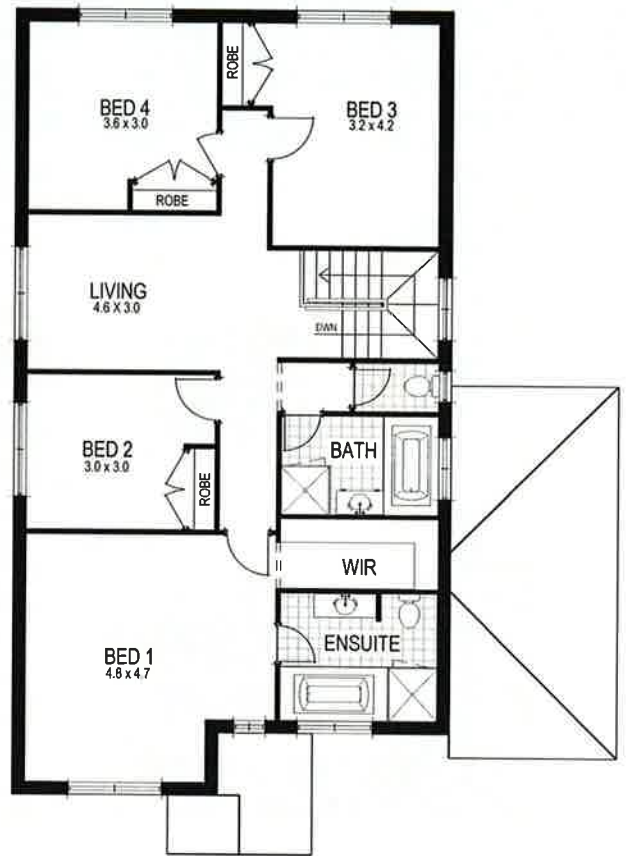
Plus more



For further details on our packages please contact our Senior New Home Consultants on (02) 9629 5559

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**Optional Completion Pack:**  
 Paved driveway, Sir Walter Buffalo  
 Turf Lawn, Vertical blinds  
 excluding wet areas and  
 flyscreens to openable  
 windows, clothesline.

**NOTES**

Squares	28.27
Overall Length	11.12m
Overall Width	15.07m
First Floor	120.83m <sup>2</sup>
Ground Floor	102.86m <sup>2</sup>
Garage	35.13m <sup>2</sup>
Porch	3.82m <sup>2</sup>
<b>Total Area</b>	<b>262.64m<sup>2</sup></b>

Package prices have been developed for the home and facade to the builders preferred siting. The fixed price includes standard site costs (up to 1m fall with equal cut and fill) and a nominated amount of piling. No allowance has been made for "H2" class slabs, drop edge beams or retaining walls. All plans are subject to Council and other statutory authority approvals. All photographs, illustrations, prices and facades are intended as a visual aid only. Wincrest Homes reserves the right to revise plans, specifications and prices without notice or obligation. © Wincrest Group Pty Ltd Licence No 213442C. Prices valid to 1.7.13

**YOUR HOME. DREAM IT. DO IT.**

