



**APV**  
BUILD WITH CARE

**SIXTY  
FORTY  
— HOMES**

**12.5m  
Frontage**



# SIMMONS

4

2

**Price: \$540,500**

2

**Lot Number: 842 Ruthven Way  
Windermere Estate: Mambourin  
Land Size: 425sqm**

**Land Price : \$ 293,500**

**House Size: 20sq total**

### Inclusions List:

- > 2550mm Ceiling height throughout
- > Feature sectional rendering to portico
- > Floor tiles to entry, passage, kitchen & meals areas
- > Carpet floor coverings to remaining areas
- > NBN requirements ( Additional if required )
- > Flyscreens and keylocks to all openable windows
- > 900mm stainless steel gas cooktop
- > 900mm slide out rangehood
- > 900mm stainless steel oven
- > Dishwasher installed and included
- > Ducted Heating system
- > 1 x Split cooling system
- > Solar boosted HWS
- > LED downlights throughout 20 nos
- > 20mm stone benchtop throughout except laundry
- > COMPLETE TURNKEY PACKAGE
- > FIXED PRICE BASED ON "H" CLASS SLAB
- > **SPECIAL FESTIVE OFFER : FREE EVAPORATIVE COOLING /CHOICE OF BRICK OR COLORBOND ROOF /CHOICE OR STEEL FRAME WITH 50 YRS WARRANTY OF TIMBER FRAME**



### Contact

Mobile:

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Facade image is an artist impression for illustrative purposes only and may show decorative items not included in the price, such as upgraded path, fencing, landscaping, coach lights and furnishings. Please contact 60/40 Homes for house specific drawings and any further information regarding the pricing and specification of this home. Price is subject to land availability at time of inquiry.