

12.5m
Frontage



AUSTIN

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Price: \$650,500  2

Lot Number: 147 Sinclairs Road

Carolina Estate: Fraser Rise

Land Size: 403sqm

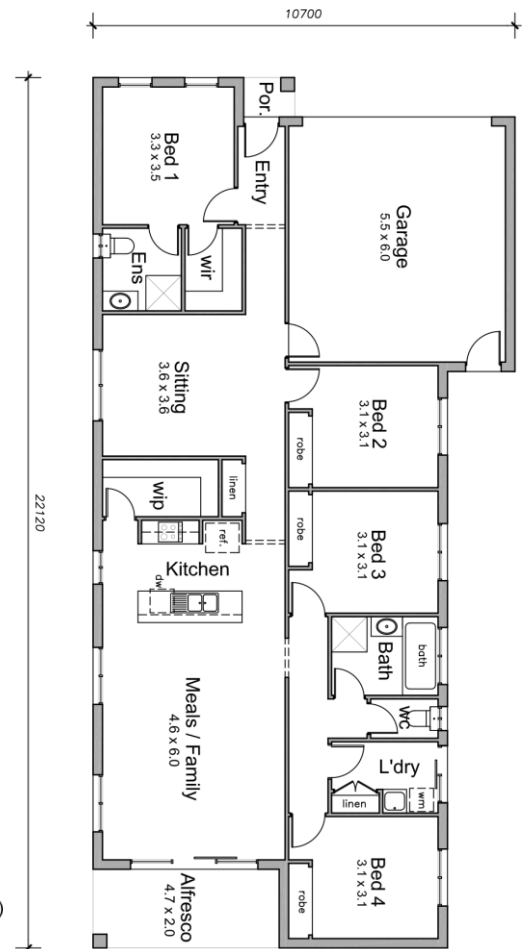
House Size: 22sq(205m²) total

Inclusions List:

- > 2500mm 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
- > 20 mm stone benchtop throughout except laundry
- > **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**

AREA SUMMARY

LIVING AREA	159 sq m
GARAGE	36 sq m
PORCH	1 sq m
ALFRESCO	9 sq m
TOTAL	205 sq m (22sq)



**PACKAGE INCLUDES SOLAR
PANELS 6.5KW (GOVT REBATE)**