

12.5m  
Frontage



AUSTIN

4

2

Price: \$650,500

2

Lot Number: 148 Sinclairs Road

Carolina Estate: Fraser Rise

Land Size: 403sqm

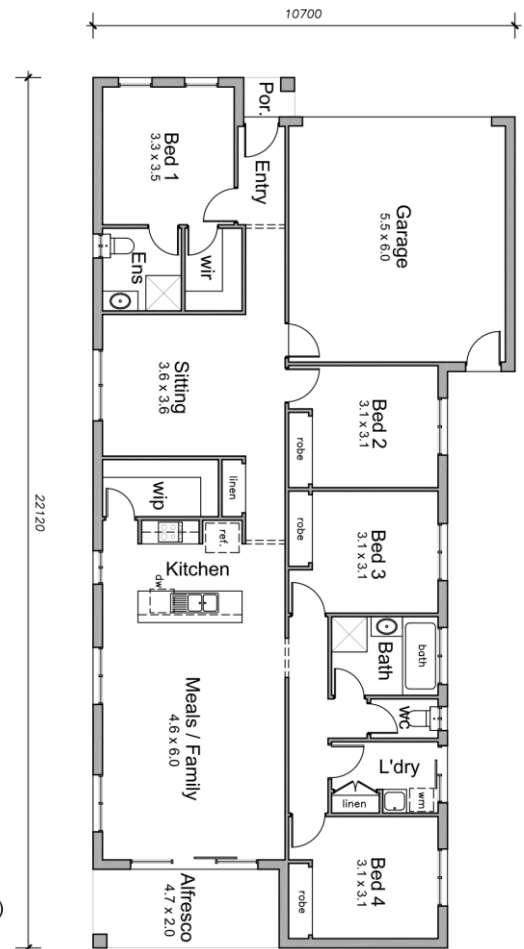
House Size: 22sq(205m<sup>2</sup>) total

### 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
<b>TOTAL</b>	<b>205 sq m (22sq)</b>



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