

# House and Land



THE CROSSING  
KARALEE



Image depicts items not supplied by Metricon namely landscaping, fencing, timber decking and paths. Image contains upgrade items.

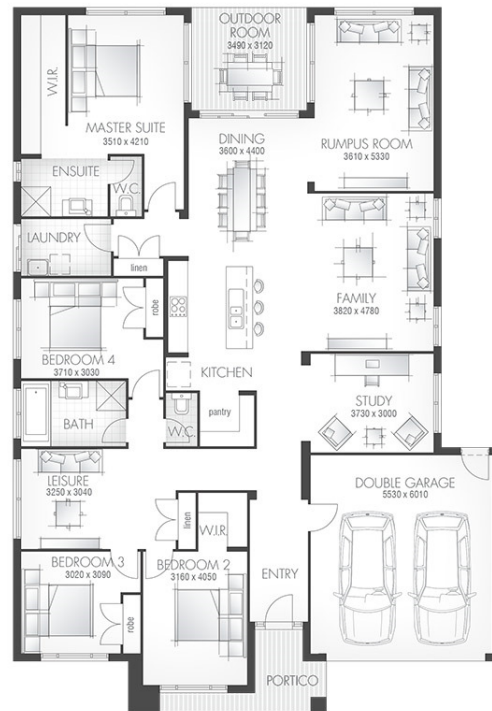
**Lot 53 Lewis Drive, Karalee**

**\$631,711\***

The "Barkly 30" by Metricon



- 1,210mm extension to garage to meet covenant approval
- Complete Fixed Price site costs
- Rock removal where required
- Concrete roof tiles
- Master bedroom with large Ensuite and WIR
- Living area including separate Study, Family, Dining and Rumpus
- Large Kitchen with walk in pantry
- Zoned Bedroom 2, 3 and 4 (with BIR)
- N3 Upgrade requirements
- Façade Upgrades as per Image Included
- Floor coverings throughout
- 600mm eaves
- Outdoor room
- Exposed aggregate driveway and path
- Fencing allowance
- Feature front door
- Council building and water application fees
- Letterbox
- Clothesline
- Land Size: 2,715m2



Disclaimer. Colliers International and the Builder do not guarantee, warrant or represent that the information contained in this advertising and marketing material is correct. Any interested parties should make their own enquiries as to the accuracy of the information. All allotments are subject to Council approvals and are indicative only. Final house and land package price is subject to a quote from the builder after taking into account all site-specific factors and finalising the chosen inclusions with the purchaser. Colliers International Residential are responsible for the land sale only. All designs are subject to final covenant approval from the Developer and relevant Council approvals. Photos and images are indicative only.

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