

# House and Land



**Lot 31 Rowning Court, Karalee**

**\$676,744\***

The "Beechmont 220" by Stroud Homes



- 20mm Caesarstone benchtops throughout
- 900mm stainless steel freestanding cooker
- Stainless steel dishwasher
- Carpet from builders' range with 10mm underlay
- 450mm tiles from Tile City throughout
- 90mm LED Clipsal downlights as per electrical plan
- BlueScope Colorbond roof, gutters and fascia
- Dynamic Colorbond remote control panel lift garage door
- Fly screens to all windows
- Security screens to all sliding doors
- Exposed aggregate driveway – 60m2
- Wattyl 3 coat paint system
- Mizu taps and full bathroom accessories
- TV antenna, clothesline and letterbox
- 'M' class slab with site works to 2,000mm
- T2 treated frames and trusses
- Physical barrier perimeter termite protection
- BAL19 allowance
- Personalised interior design service
- All fees, applications and insurance
- Independent handover inspection
- Land Size: 3,801m2



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 from the Developer and relevant Council approvals. Photos and images are indicative only.

**07 3206 8777**  
[thecrossingkaralee.com.au](http://thecrossingkaralee.com.au)

