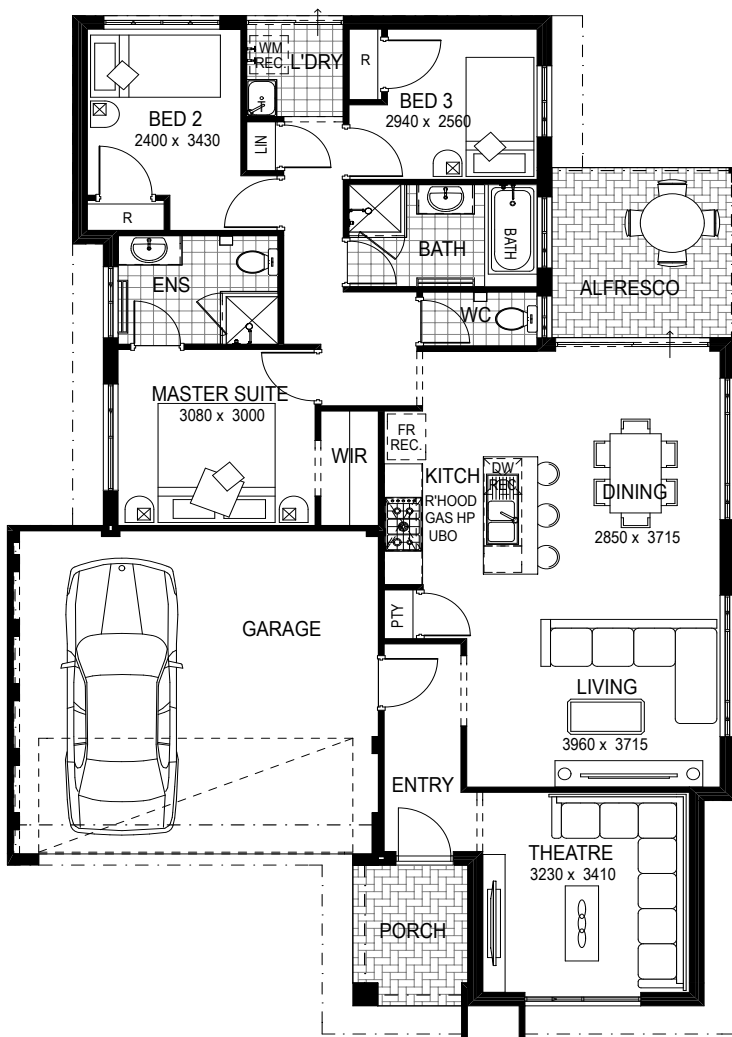


House & Land Package



\$311,490

Lot468 Eclipse Lane,
Sunrise Estate, Wellard

- 300mm x 300mm tiling to wet areas
- Premium SMEG 900mm European cooking appliances
- VIP Dining Experience
- Glass pivot doors to showers
- Luxury toilet suites & china basins
- Flush fit pelmet garage door
- Soft closing cupboards throughout
- Luxury switches & power points
- 24 week Buildfast Guarantee
- Site Works allowance

Contact Nilay Shah Today

0421 785 344

nilay@impressions.net.au



Impressions
The Home Builder

MODEL NUMBER: 8117

159 sqm



Dream Living Specification

The inclusions that make a great impression.

When you build your new Dream Living Series home with Impressions you are not simply getting a house built by one of Perth's top home builders and a quality new home design - you are getting a home complete with an impressive list of standard inclusions.

KITCHEN:

33mm square postformed laminated benchtops
Stainless steel Zoe Aceros 1200mm double end bowl sink
Comprehensive range of laminate colours from Laminex,
Formica or Polyrey (from Builder's range)
Laminated (facings) to Kitchen Cupboards
Cupboard handles - select from our Designer range
Smeg 900mm stainless steel gas hotplate
Smeg 900mm stainless steel fan forced under bench oven
Smeg 900mm canopy rangehood
Dishwasher recess with cold water supply and a single GPO (where shown on plan)
Zoe Lioni 4 star chrome sink mixer
Soft closing doors and drawers

INTERNAL:

Cove cornice throughout
Gainsborough internal lever door handles (from Builder's range)
Privacy locks to Bathroom, Powder, Master Suite or Ensuite
Shelf and hanging rail to robes
Linen Cupboard with 4 shelves (where shown on plan)
Chrome floor wastes throughout

GARAGE:

Remote controlled sectional Garage door (from Builder's range)
Ceiling to garage lined with durasheet

ADDITIONAL INCLUSIONS:

Lifetime Structural Guarantee (for original owner occupier)
Lump Sum Building Contract
Costs of Plan included
Double clay brick construction
Engineer designed slab and footings
Choice of external clay bricks (from Builder's range) with cream rolled joints
Insulation - minimum R4.0 batts to house and garage
Metal corner beading to all high trafficable corners
RCD Safety Switch to all lighting circuits and power point circuits
6 month maintenance period
Gas continuous flow hot water unit
Double GPOs (where shown on plan)
2 hard wired smoke detectors
Two external garden taps
White ant treatment
Blue pine roof timber treated for protection against European House Borer
Electrical consultancy assistance and individual electrical prestart
Ample light points (positioned as shown on plan)
Builder's Indemnity Insurance
Essential Living package
Painting specification includes ceilings, doors and door frames, woodwork, eaves, fascia and gutters, downpipes, gables and meter box

ENSUITE AND BATHROOM:

33mm square postformed laminated vanity benchtops
Cupboard handles - select from our Designer range
Frameless mirrors with clips
Zoe Kyra square inset basin with chrome overflow, plug and waste
Framed clear glass pivot door and shower screen
Excellent range of wall and floor tiles up to \$44/m² retail (from Builder's range)
Tiling to shower walls at 2000mm high
Ceramic soap dish to showers
Zoe Lioni 4 star chrome basin mixer
Zoe Dulcee 4 star chrome hand shower
Zoe wall faced Moderna 4 star toilet suite with soft close seat
Zoe 1500 series stainless steel double towel rails (where shown) and toilet roll holders
Exhaust fans to Ensuite and WC

EXTERNAL:

Harmony Habitat concrete roof tiles
Colorbond slotted Federation gutters, fascia and downpipes
Acrylic texture coat render (as indicated on plan)
Aluminium window frames (from Builder's range) with vent locks to all windows and sliding doors
Flyscreens to all aluminium opening windows and sliding doors
Ceiling to Porch &/or Verandah lined with durasheet
Ceiling to Alfresco lined with durasheet
Estate paint grade entry door (from Builder's range)
Gainsborough Governor entry door furniture with double deadlock
Blokpave Easipave or Vistapave paving (from Builder's range) including:
Paving allowance up to 30m² for Driveway
Paving allowance up to 3m² for path from Driveway to front entry
Paved Alfresco, Porch and/or Verandah area (to extent as shown of plan)

SITWORKS AND SERVICES INCLUSIONS:

Site Inspection
Site Contour Survey
Building Licence and standard Water Authority application fees (excluding headworks and planning fees)
10 metre sewer run
6 metre water run
20 metre allowance by Alinta Gas for Gas run (measured from front boundary to meter box)

The land featured in this package is advertised by agreement between Impressions the Home Builder and the land developer and/or vendor. The land is not purchased from Impressions the Home Builder but from the land developer or an authorised agent. Impressions the Home Builder is not a reseller of land but a new home builder. Land and building will form separate contracts. Whilst this offer was relevant at the time of the insertion of this advertisement Impressions the Home Builder is unable to guarantee its availability at the time of enquiry, however all attempts will be made to keep information current. Our prices include a provisional sum for siteworks, which is indicative of the suburb in which the home is being proposed. This will only be fixed after receiving proper contour surveys and engineering details. Buildfast timeframe guarantee subject to terms and conditions. Landscaping is for illustrative purposes only and does not form part of the contract. The elevation and internal images are for illustrative purposes only. BC 6415

** The listed price has the \$10,000 First Home Owners Grant already deducted. If you are not a first homebuyer, this discount will not apply.

***The listed price has Developer's rebate already deducted. Terms and conditions apply.

* Design and specification are subject to compliance with Developer's covenants

* Colour selections, design and specification are subject to a 6 Star assessment to meet minimum energy rating requirements

* Our continuous product improvement program may result in the specification to change without notice to a product of equal or greater value

* External renders may depict features and finishes that are nonstandard. Please refer to the plan and specification

* Landscaping and colouring are for illustrative purposes only

* Internal images are for illustrative purposes only

* FIXED PRICE SITWORKS DISCLAIMER

Fixed cost siteworks are based on historical evidence for the suburb the home is being built in as collated in the Impressions siteworks manual. These costs only apply for green titled sandy, benched, flat level A class sites with a D10 footing detail, water, power and sewer provided in the Perth Metro area.
Cost includes earthworks, compaction, stormwater removal, sewer, underground power, water and gas run ins.
Any unforeseen costs, such as but not limited to removal of existing structures, buried material, tree removal and retaining are not included. Fixed Sitecosts do not include Bushfire Attack Level or Noise attenuation costings should they be required.

BC 6415

Date: July 2017

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