



Artist impression for illustrative purposes only

General Inclusions

- House design with highest quality
- Working for completion of roof tiles
- Soil connection package
- Quality standard material aluminium windows & doors with clear glass
- In-situ concrete footings

Windows

- Architectural 8, 10 or 12mm clear glass
- Single or double glazed windows with in-situ concrete footings
- Storage door - 8 & 12 Panels with remote control door opener & remote
- Caravan floor rising from builder's range in front patio (connects back to rear patio)
- External paint - 2 or 3 part system from Tasmansia / Bristol Custom Colour Selection range
- TERM guard Performance Protection Termite Barrier system with Antimicrobial (prevents termite infestation) for added protection. To comply with Australian standards & warranty conditions, access to inspection to termite inspection annually by TERM guard

Internal Features

- Main entrance from Tasmansia Custom Colour Selection door. Two coat system with 2 internal colours
- Superior acrylic window seals, top frame ceiling seals to ceiling, Tasmansia Plus Performance glass tiles to windows and doors with Tasmansia's lifetime guarantee (where applicable) - refer to the manufacturer's disclaimer
- Where access continues to ceiling throughout
 - Linear overhead gate storage under deck included
 - Single shelf and hanging rail to all rooms
 - Internal doors from builder's range with internal hinges
 - Door stops fitted to all doors that open against a wall
 - Storage boxes (not included) under handrails from builder's range
- Caravan floor rising from builder's range to entry
- Entry and kitchen, set in standard rectangular pattern
- Connect three builder's range to kitchen with glass and 800mm stainless steel bench with end 800mm stainless steel bench end

Kitchen Features

- Durable stone engineered quartz kitchen bench tops with splashback
- Provide stone engineered splashback to island bench in kitchen, 8mm thick in range, 10mm, 12mm and depth of stone bench for corner or end joins
- Provide Designer Kitchen cupboard doors with aluminium look finish
- Provide Designer Kitchen cupboard and vanity door handles
- Vertical or angled kitchen cupboards with aluminium door
- Chrome water tap from builder's range
- Basin and connection point for dishwasher under sink range
- Splashback vanity

Bathroom/Ensuite Features

- Full bathroom and ensuite
- Vanity from builder's range
- Shower pan made to suit from builder's range
- Water tap in vanity and shower from builder's range
- Hand held shower set - 100 from builder's range
- Tapset for cross linked polyethylene plumbing system, include mixer and water treatment
- Moulded design vanity/bath top
- High quality acrylic mirrors for full length of vanity
- Clustering vanity frame legs allow access with clear bathroom glass shower screen
- 1.5 litre long handle bidet to suit 3.5 litre pan and standard toilet from builder's range
- Base 1000mm acrylic bath from builder's range to suit bathroom
- Caravan Floor from standard builder's set in standard rectangular pattern to rear area (does not include laundry, one sitting tile to laundry and tile high rising to shower - designed high rise due to low noise) and metal floor under floor range power point from builder's range

Electrical/Appliance Features

- Includes standard steel kitchen appliances including dishwasher and oven
- Alarm system from builder's range
- 10 x 2.0 amp and 5 x 1.0 amp power points with safety switch
- 10 x 2.0 Light fittings from builder's range
- 2 x 2.0 amp switches
- Standard communication package
- NBN hub with standard 10 port connection to internet

Laundry Features

- Hot and cold washing machine connections
- Standard laundry tub and cabinet
- Security & Safety
 - Smoke detectors (as required) installed by Australian Standards
 - Anti-leakage (LULU) sensors in water base
 - Hot water service temporary setting for Australian Standards
 - Security locks for all windows and sliding doors

Marsden Park, NSW
56 Agland Street

0 BED **0** BATH **0** CAR

Registered Land Waiting for your dream home.
Please refer to the attached picture for inclusion list or call your local Agent Tushar on 0402 555 161

H & L Package Elara
Contact: Tushar Virmani
0402555161
Type: House
Land: 350 Square Metres
<https://www.andrewmerton.com.au>



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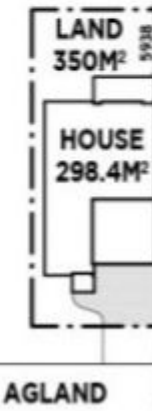


2

Lot 4676, 56 Agland Avenue
Marsden Park NSW

Home Details
32.1sq | 298.4m²

Land Detail
350m²



Plans shown are only indicative of layout. Dimensions are approximate.

Marsden Park, NSW
56 Agland Street

Tushar Virmani
0402555161