

HOUSE & LAND PACKAGE

(TO BE CONSTRUCTED)



ARTIST IMPRESSION

MACKSVILLE Lot 25 Lloyd Street

 **4**  **2**  **1**  **2**

STARTING FROM:

\$310,033

Land Size: 506m² **House Size:** 149m²

Includes:

- Dixon Super Saver level specification
- 50 year limited structural warranty
- Steel frame & Trusses
- Colorbond roof
- Laminate benchtops to kitchen, bathroom and ensuite
- Ceiling insulation & wall sarking
- Solar HWS system
- Tinted glass
- Remote garage doors
- PLUS MUCH MORE



CR0101[SS]

Subject to soil test, survey & site conditions. Price may change without further notice.

Exclusions unless otherwise specified: the construction contract does not provide for the following and/or similar items and/or their installation and/or any additional works to facilitate installation: Window furnishings; decorative light fittings; letter box; retaining walls; landscaping; fencing; driveways and paths; floor coverings; paving; fireplaces; soft furnishings; vehicles; any siteworks other than specifically stated in site estimate; any items not specified on inclusion lists and/or colour selections and/or plans, and not specifically costed in by the builder. The Plans & Elevations are an artists impression only.

MORE4LESS SINCE 1959
DIXON HOMES
www.dixonhomes.com.au

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Troy Vance: LJ Hooker Namburra Heads: 0473732739 | DESIGN: CR0101[SS] | REF: 70443 | E&OE 090616

Package Inclusions:

- Typical site cost allowance
- 50 year limited structural warranty
- 7 month maintenance period & statutory warranties
- Insulation batts to ceiling (roof space) excluding garage
- Wall sarking
- Solar hot water system - 2 panels with 300 litre tank
- Full perimeter termite system
- Painting - Dulux selection
- Manual panel lift garage door
- 5mm tinted windows and white obscure to bathroom and w/c
- Flush internal hinged doors with satin stainless steel lever handles
- Flush hinged or vinyl sliding Linen doors as per plans
- White moulded vanity top and cabinet with mirror
- Premium dual flush toilets
- Clear safety glass shower screen with "silver" frame
- Fixed shower hose with soap holder
- Acrylic or composite bath - size as per plans
- Floor and wall tiling to wet areas
- Lever mixer tapware to kitchen and bathroom
- Melamine kitchen cupboards
- Laminate bench tops
- Premium stainless steel kitchen sink with 1 ¾ bowl
- Multi function stainless steel finish wall oven (where indicated)

- 600mm Ceramic hot plates (where shown on plan)
- Mesh shelving or laminate (depending on area - builders choice)
- Overhead cupboards with slide out rangehood with stainless steel front

Turn Key Package - \$331,779

- Floor coverings to the value of \$3,493
- Window coverings to the value of \$731
- Metal Letterbox
- Wall mount clothes line
- Security screens to all windows, sliding doors and hinged doors
- Concrete driveway limited to 40m²
- Concrete porch/patio limited to 0.62m²
- Treated pine paling fencing with gate limited to 62Lm
- A grade turf with fertilizer and top soil limited to 325m²
- 1.9m x 1.9m garden bed with concrete edging, 4 tube plants and mulch