

HOUSE & LAND PACKAGE (TO BE CONSTRUCTED)



MACKSVILLE HEIGHTS EST. Lot 103 **4** **2** **1** **2**



STARTING FROM:

\$367,185

Land Size: 534m² **House Size:** 194m²

Includes:

- Dixon Comfort level specification
- 50 year limited structural warranty
- Estimated foundation costing included in price
- Steel frame and trusses
- Solar hot water
- 1.5kW PV solar system
- Ceiling insulation & wall sarking
- Kitchen appliances including:
 - dishwasher, wall oven, hot plate and rangehood
- Solid kitchen bench
- Tinted glass
- Remote panel lift garage door
- Colourbond roof

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

DIXON HOMES COFFS HARBOUR | Andrew Dykes | 1300 10 10 10 | andrewd@dixonhomes.com.au

Troy Vance: LJ Hooker Nambucca Heads | DESIGN: SL9410 | REF: 113145 | E&OE 270417

Package Inclusions:

- Typical site cost allowance
- 50 year limited structural warranty
- Modern Level Facade
- Insulation batts to ceiling (roof space) excluding garage
- Wall sarking and roof sarking (tile roofs only)
- Solar hot water system - 2 panels with 300 litre tank
- 1.5kW PV solar system
- Full perimeter termite system
- Painting - Dulux selection
- Remote panel lift garage door
- 5mm tinted windows and white obscure to bathroom and w/c
- Front door with satin stainless steel lever handle and fixed clear glass sidelight (where included)
- Flush internal hinged doors with satin stainless steel lever handles
- Flush hinged or vinyl sliding robe and 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
- Premium hand held chrome shower rose on rail with soap holder
- Acrylic or composite bath - size as per plans
- Metal double towel rail and toilet roll holders
- Floor and wall tiling to wet areas
- Premium lever mixer tapware to kitchen and bathroom

- Melamine kitchen cupboards
- Synthetic stone bench tops
- Premium stainless steel kitchen sink with 1 ¾ bowl
- Metallic finish dishwasher (where shown on plan)
- Multi function stainless steel finish wall oven (where indicated)
- Ceramic hot plates
- Mesh shelving or laminate (depending on area - builders choice)
- Overhead cupboards with slide out rangehood with stainless steel front

Turn Key Package - \$391,295

- Floor coverings to the value of \$5,910
- Window coverings to the value of \$1,165
- Metal Letterbox
- Wall mount clothes line
- Security screens to all windows, sliding doors and hinged doors
- Concrete driveway limited to 55m²
- Concrete porch/patio limited to 9.89m²
- Treated pine paling fencing limited to 29Lm
- A grade turf with fertilizer and top soil limited to 270m²
- 1.9m x 1.9m garden bed with concrete edging, 4 tube plants and mulch

MORE **4** LESS

More designs - 2000 Homes, Duplexes, multi-family and granny flats

More flexibility - speedy modifications and costings - floor plans and elevations

More steel - steel frames, trusses and Colorbond roof included

More Building Industry Awards - over 100 in total

More homes built - home to 70,000 Australians

More concrete - conventional footings and slab - 80% more than Waffle Pods

More extensive warranties - 50 year limited structural warranty

More glass - 80% thicker than minimum, tinted window glass

More European inclusions - premium Italian appliances and tapware

More advanced management systems - third party quality assurance certification

More offices - 6 offices / selection centres, 24/7 web-based information system

Less up-front costs - \$100 soiltest and survey fee, \$700 total deposit

Less expensive to buy - best price guarantee for better value

Less living costs - solar power PV and solar hot water, 6 star Energy rating

Less risk - ASX Listed debt free Australian owned company



Only applies to Dixon Homes SEQ