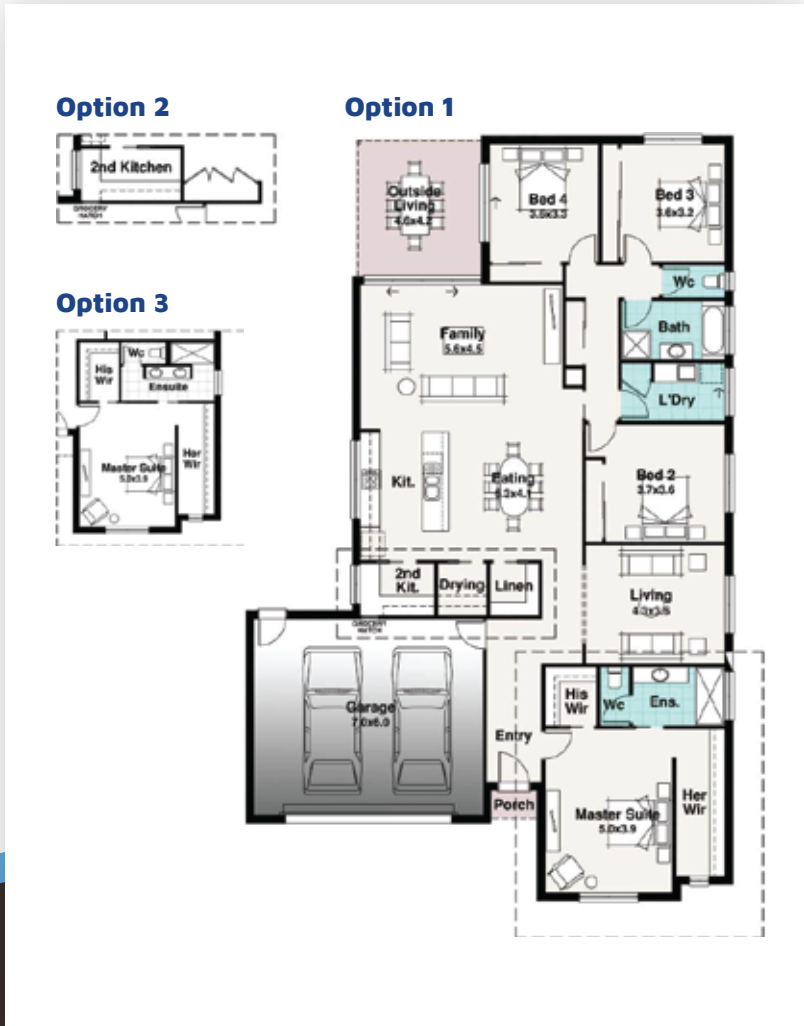




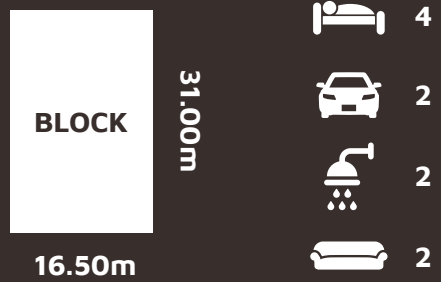
Flinders Facade Pictured



## Inclusions

- Fixed Price Contract – no hidden costs
- Engineer Designed Slab & Structural Beams
- LVL Framing Timber - stronger & straighter than pine
- Refrigerated Ducted Heating & Cooling
- Extensive Electrical Layout of Fittings & Fixtures
- Eaves Around the Entire House
- Colorbond Roof
- Modern Range of Quality Fixtures & Appliances
- 3 Coat Paint System
- Modern Rectified Edge Tiles
- 6 Star Energy Rating

\*Upgrade options available



# THE FITZROY

## Option 1 & 2

Residence	212.84	m2
Outside Living	16.86	m2
Garage	46.13	m2
<b>TOTAL</b>	<b>277.23</b>	<b>m2</b>
	<b>29.84</b>	<b>sq</b>

Width 14.85m Length 23.30m

## Option 3

Residence	216.36	m2
Outside Living	16.86	m2
Garage	46.13	m2
<b>TOTAL</b>	<b>280.75</b>	<b>m2</b>
	<b>30.22</b>	<b>sq</b>

Width 14.85m Length 23.89m