







Mitchell 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

<b>BLOCK</b>	29.20m	 3/4
		 2
		 3
	16.60m	 2

# THE LEOPOLD

The Leopold is an extremely popular design with great options and features to choose from. Entry from the garage to the kitchen, choice of an office or 4th bedroom and a very large laundry mentions just a few of these. This design also looks great on a corner block.

**Width 15.40m    Length 22.54m**

<b>Residence</b>	203.73	m <sup>2</sup>
<b>Porch</b>	1.17	m <sup>2</sup>
<b>Outside Living</b>	18.49	m <sup>2</sup>
<b>Garage</b>	39.09	m <sup>2</sup>
<b>TOTAL</b>	<b>262.48</b>	<b>m<sup>2</sup></b>
	<b>28.25</b>	<b>sq</b>