



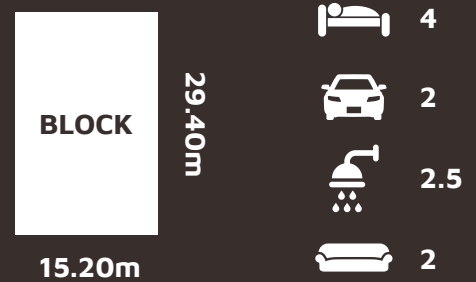
Kempsey Facade Pictured



## 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 MERRICKS

One of our number one sellers the Merricks has it all. 4 bedrooms, 2 bathrooms with an extra powder room, outdoor living and a patio, closed in study and great sized rooms. The Merricks is one of our most popular designs and you can see why.

**Width 13.94m    Length 22.67m**

<b>Residence</b>	223.20	m2
<b>Outside Living</b>	10.48	m2
<b>Patio</b>	3.87	m2
<b>Garage</b>	41.23	m2
<b>TOTAL</b>	<b>280.12</b>	<b>m2</b>
	<b>30.15</b>	<b>sq</b>