



Parkes 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

**BLOCK**

29.20m

16.80m

4

2

2

3

# THE ORPHEUS

A media room, big outdoor living area and a second kitchen allows the Orpheus to be the perfect family home for entertaining. Other great features are the large walk in robe, 4 bedrooms and open living areas.

**Width 14.74m    Length 22.88m**

<b>Residence</b>	221.13	m2
<b>Porch</b>	3.87	m2
<b>Outside Living</b>	31.79	m2
<b>Garage</b>	38.81	m2
<b>TOTAL</b>	<b>295.60</b>	<b>m2</b>
	<b>31.81</b>	<b>sq</b>