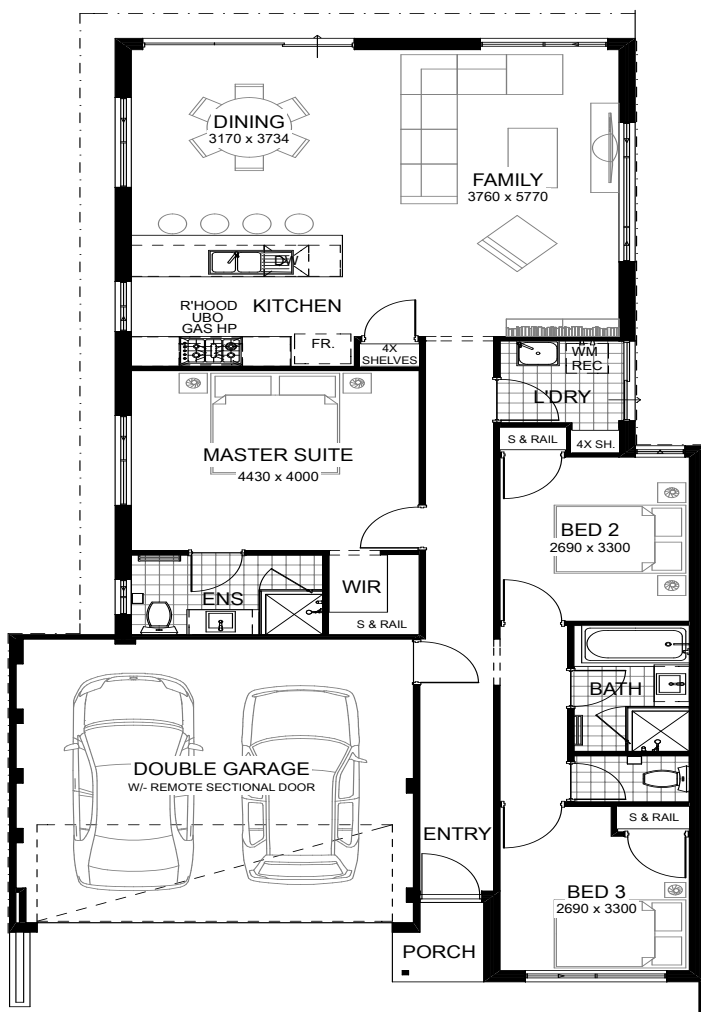


House & Land Package



MODEL NUMBER: 8162

156 sqm



From \$337,690*
 Lot 191 Flannigan Street,
 Albero Estate, Anketell

- 300mm x 300mm tiling to wet areas
- Premium SMEG 900mm European cooking appliances
- VIP Dining Experience
- Stone to Kitchen
- Glass pivot doors to showers
- Luxury toilet suites & china basins
- Flush fit pelmet garage door
- Soft closing cupboards throughout
- Luxury switches & power points
- 24 week Buildfast Guarantee
- Site Works allowance

**CALL BETH
 0450 948 484**



Impressions
The Home Builder

Designer Specification

The inclusions that make a great impression.

When you build your new home with Impressions you are not simply getting a house built by one of Perth's top home builders and a quality new home design - you are getting a home complete with an impressive list of standard inclusions.

KITCHEN:

Essastone 20mm benchtops (from Builder's range)
Stainless steel Zoe Acero 1200mm double end bowl sink
Comprehensive range of laminate colours from Laminex or Formica (from Builder's range) to Kitchen Cupboards
Cupboard handles - select from our Designer range
Smeg 900mm stainless steel gas hotplate
Smeg 900mm stainless steel fan forced under bench oven
Smeg 900mm canopy rangehood
Dishwasher recess with cold water supply and a single GPO (where shown on plan)
Zoe Tronto chrome gooseneck sink mixer (WELS Reg #T14232, WELS 4 star, 7.5 Litres/Min)
Soft closing doors and drawers

ENSUITE AND BATHROOM:

Essastone 20mm benchtops (from Builder's range)
Cupboard handles - select from our Designer range
Slimline mirrors
Zoe Kyra square inset basin with chrome overflow, plug & waste
Semi-frameless clear glass pivot door and shower screen
Excellent range of wall and floor tiles up to \$44/m² retail (from Builder's range)
Tiling to shower walls at 2000mm high
Ceramic soap dish to showers
Zoe Tronto chrome basin mixer (WELS Reg #T14229, WELS 4 star, 7.5 Litres/Min)
Zoe Amanda shower rail (WELS Reg #S05885, WELS 3 star, 9 Litres/Min)
Zoe Lioni wall faced toilet suite with soft close seat (WELS Reg #L02580, WELS 4 star, 3.5 Litres average flush)
Zoe 1500 series stainless steel double towel rails (where shown) & toilet roll holders
Exhaust fans to Bathroom, Ensuite and WC
Zoe Tronto 1530mm or 1680mm bath (as shown on plan)

LAUNDRY:

Essastone 20mm benchtops (from Builder's range)
Zoe Acero 45L inset trough with 800mm laminated cupboard
Zoe Tronto chrome gooseneck sink mixer (WELS Reg #T14232, WELS 4 star, 7.5 Litres/Min)
Zoe Lioni chrome washing machine taps (WELS Reg #T17790, WELS 4 star, 7.5 Litres/Min)
Excellent range of wall tiles up to \$44/m² retail (from Builder's standard range)

* Design and specification are subject to compliance with Developer's covenants

* Colour selections, design and specification are subject to a 6 Star assessment to meet minimum energy rating requirements

* Our continuous product improvement program may result in the specification to change without notice to a product of equal or greater value

^ Applicable to non-textured tiles only

INTERNAL:

GTEK Cove cornice throughout
Gainsborough internal lever door handles (from Builder's range)
Privacy locks to Bathroom, Powder, Master Suite or Ensuite
Shelf and hanging rail to robes
Linen Cupboard with 4 shelves (where shown on plan)
Chrome floor wastes throughout
Mitred tiling to all straight edged corner tiles*

GARAGE:

Remote controlled sectional Garage door (from Builder's range) with flush fit pelmet
Ceiling to garage lined with durasheet

EXTERNAL:

Harmony Habitat concrete roof tiles
Colorbond slotted Federation gutters, fascia and downpipes
Acrylic texture coat render (as shown on plan)
Aluminium window frames (from Builder's range) with standard key locks to all windows and sliding doors
Flyscreens to all aluminium opening windows and sliding doors
Ceiling to Porch &/or Verandah lined with durasheet
Ceiling to Alfresco lined with durasheet
Estate paint grade entry door (from Builder's range)
Gainsborough Governor entry door furniture with double deadlock
Paving allowance for Driveway, Path from Driveway to Entry, Alfresco, Porch/Verandah (as shown on plan) in:

- Brikmakers Easipave, Vistapave or Flagstone pavers (Original, Geo, Stonewash or Granite Collections)

DISCLAIMER:

The advertised price is general information only, and may be subject to change without prior notice and based on land availability. Images are for illustrative purposes. Non-first home buyers may be subject to different circumstances. The total package price is reduced by the \$10,000 First Home Owner's Grant (eligibility criteria apply). The advertised package price may have been reduced by a developer rebate if applicable, provided this reduces the actual package price.

Impressions the Home Builder is not the owner of the land. The land featured in this package is advertised by agreement between Impressions the Home Builder and the land developer and/or vendor. The land is not purchased from Impressions the Home Builder but from the land developer/landowner or an authorised agent. Impressions the Home Builder is not a reseller of land but a new home builder. The land price component does not include transfer duty, settlement costs and any other fees or disbursements associated with the settlement of the land. Land and building will form separate contracts. Whilst this offer was relevant at the time of the insertion of this advertisement, Impressions the Home Builder is unable to guarantee its availability at the time of enquiry, however all attempts will be made to keep information current. Our prices include a provisional sum for siteworks, which is indicative of the suburb in which the home is being proposed. This will only be fixed after receiving proper contour surveys and engineering details. Landscaping is for illustrative purposes only and does not form part of the contract. The elevation and internal images showcased are for illustrative purposes only.

Where to Impressions the Home Builder's knowledge a set price has been determined for Bushfire Attack Level (BAL), coastal requirements, noise attenuation requirements and / or covenants and guidelines, this will be included in the total price. Where it is not to Impressions the Home Builder's knowledge as to whether it applies and/or the quantum, these components are not included and may add to the advertised price.

Any images of the interior of the house shown are for illustration purposes only to provide an indication of the dimensions and layout of rooms. Finishing's and fittings shown in the picture are not necessarily included in the price advertised.
BC 6415. See impressions.net.au for terms and conditions.

ADDITIONAL INCLUSIONS:

6 Star energy rating
Lifetime Structural Guarantee (for original owner occupier)
Lump Sum Building Contract
Costs of Plan included
Double clay brick construction
Engineer designed slab and footings
Choice of external clay bricks (from Builder's range) with cream rolled joints
Insulation - minimum R4.0 batts to house and garage
Metal corner beading to all high trafficable corners
RCD Safety Switch to all lighting circuits and power point circuits
6 month maintenance period
Gas continuous flow hot water unit
Clipsal Iconic light switches (Vivid White)
Future-ready wiring
Double GPOs (where shown on plan)
2 hard wired smoke detectors
Two external garden taps
Triple-guard white ant treatment
Blue pine roof timber treated for protection against European House Borer
Electrical consultancy assistance and individual electrical prestart
Ample light points (positioned as shown on plan)
Builder's Indemnity Insurance
Essential Living technology package (1x TV point, 1x Data point, 1x Phone point, 1x Digital Antenna)
Painting specification includes ceilings, doors and door frames, woodwork, eaves, gables and meter box

SITWORKS AND SERVICES INCLUSIONS:

Site Inspection
Site Contour Survey
Building Licence and standard Water Authority application fees (excluding headworks and planning fees)
10 metre sewer run
6 metre water run
6 metre power run (single phase)
20 metre allowance by Alinta Gas for Gas run (measured from front boundary to meter box)

Client: _____

Consultant: _____

Date: _____

BC6415

Date: November 2018

Call 6461 5200 for more information
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Email: sales@impressions.net.au

impressions.net.au

