



**\$949,000**

**LOT 1 JARDINE DRIVE EDMONDSON PARK**

## **MAJOR INCLUSIONS- TURN KEY FIXED HOUSE AND GRANNY FLAT PACKAGE**

- 2.6M CEILINGS TO GROUND FLOOR
- ROLLER BLINDS THROUGHOUT
- FLYSCREENS TO ALL OPENABLE WINDOWS
- MAIN FLOOR TILING
- 900MM APPLIANCES - MAIN HOUSE ONLY
- 20MM STONE TO KITCHEN
- UPGRADE TAPWARE THROUGHOUT
- ALARM SYSTEM
- CARPETS TO ALL FIRST FLOOR
- 20 LED DOWNLIGHTS
- DUCTED AIR CONDITIONING
- LANDSCAPING AND FENCING
- DRIVEWAY
- CLOTHESLINE AND MAILBOX

**LAND SIZE: 483.2sqm | HOUSE SIZE: 258.9sqm | SQUARES: 27.8**



6



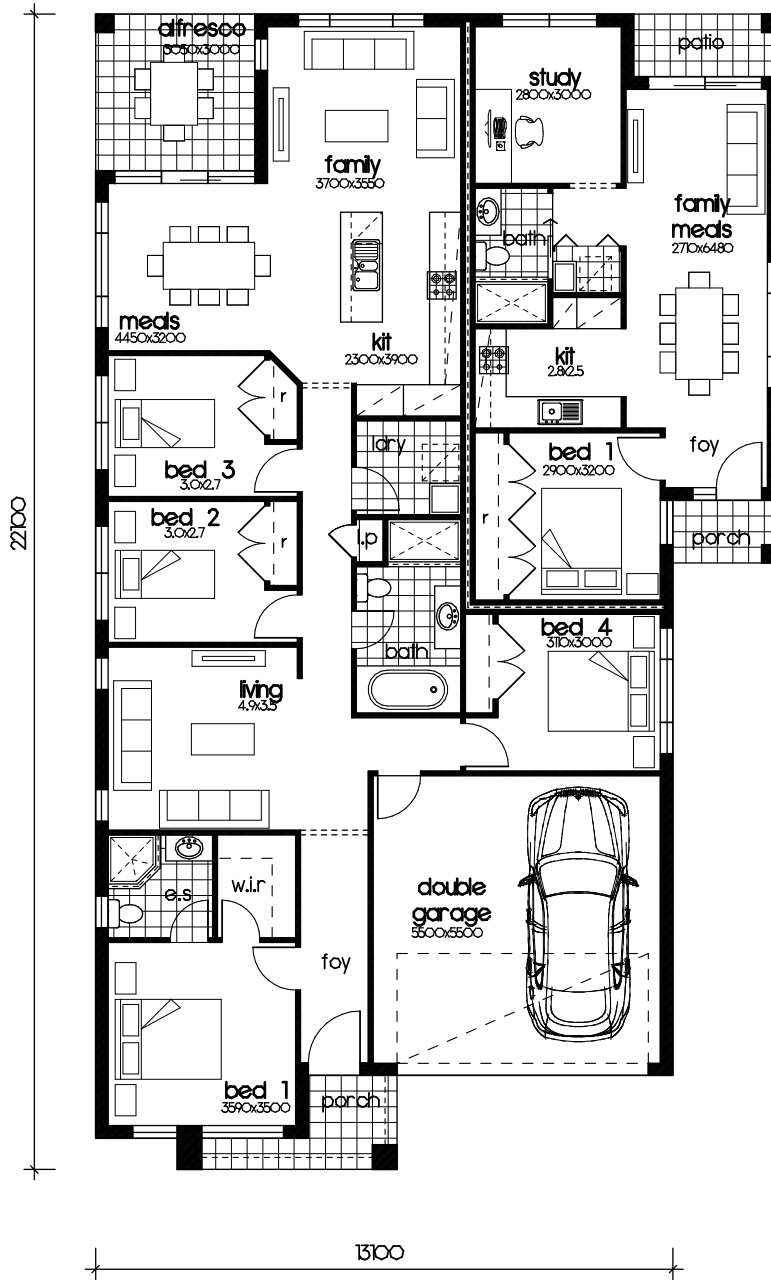
3



2



258.9M<sup>2</sup>



Proposed  
Registration Date

Registered



Minutes  
to nearest Train Station

4 minute drive



Minutes  
to nearest Shopping Centre

2 minute drive

T&Cs: Images depicted in this brochure are for illustration purposes only. Site costs may vary according to site classification, survey, site inspection and land registration. Prices subject to Complying Development Code approval and specified conditions, bushfire and acoustic reports. Separate legal contracts may apply to the "Home and Land" components. Lily Homes are only responsible for the building contract. Lily Homes reserves the right to revise plans, specifications and pricing without notice. Please contact a Sales Consultant for more information. All plans are subject to copyright protection.

# INCLUSIONS

*The inclusions listed below represent a finished home that you can move into. That means all standard site costs, BASIX requirements and all other standard requirements to build your home are included in all prices.*

## FRAMES

- 90mm H2 termite treated pine timber frames
- 2600mm high ceilings throughout Ground floor

## WINDOWS

- Aluminium framed windows in a selection of standard range colours
- Keyed window locks to all openable windows
- Obscure glazing to bathroom, powder room, WC, and ensuite
- Windows are subject to BASIX assessment
- Roller Blinds
- Flyscreens

## EXTERNAL TAPS

- Three garden taps fitted as standard including one rainwater tank hose cock

## PLUMBING

- PEX plumbing system to kitchen and all wet areas
- Gas connection, cook top, hot water and two heating points
- 3000 litre rainwater tank connected to WC's and one garden tap OR recycled water connection

## BRICKS

- Bricks to Lily Homes standard range
- Moroka finish to selected areas to front facade (28m<sup>2</sup> allowed for)

## CLADDING / EXTERNAL FEATURES

- Not Applicable

## ROOF MATERIAL

- Concrete roof tiles on timber battens (sarking not included)

## ELECTRICAL

- One light point per room + 20 LED Downlights
- Two external light points
- One double GPO per room except to the kitchen, family room and bedroom 1 which are allotted two each
- Two TV points (aerial not included) + co-axial cable left in roof space for future connection
- One phone point
- Three phase board upgrade allowed for

- NBN basic set up (hills home hub not included)

## ELECTRICAL CONT..

- Alarm System

## AIR CONDITIONING

- Actron Classic ducted air conditioning including 2 zones and electric thermostat

## INSULATION

- R2.0 insulation to external walls including internal garage walls
- R3.5 insulation to roof trussed ceilings over living areas (excluding garage)
- Insulation subject to BASIX assessment

## CORNICE

- 90mm cove cornice

## PLASTER LININGS

- 10mm to ceilings and walls
- Villarboard to wet areas
- Plaster board bulkhead above overhead cabinets to kitchen

## DOORS

- Front door Hume XNS with translucent glazing including Toretto round lever handles
- External laundry door tempered hardboard in paint finish or aluminium sliding door (if applicable)
- External garage access door tempered hardboard in paint finish (if applicable)
- Internal 2040mm high flush hollow core doors with Lane Toretto round lever handles in paint finish

## SKIRTING AND ARCHITRAVES

- 67mm x 12mm pencil round skirting / architrave in paint finish

## WARDROBES

- Robes fitted with one shelf and underneath metal hanging rail
- Linen cupboard fitted with four shelves

# INCLUSIONS

## KITCHEN

- 2100mm high cabinet and drawer fronts to the kitchen & Laundry selected from a range of Laminex (natural finish)
- D type pull handles or round knob handles in matt silver or chrome to the kitchen cabinets and drawers
- 20mm stone bench top to kitchen and laundry (standard colour range allowed for)
- Laminate benchtop to laundry
- Sink as per tender
- 900mm fisher and Paykel appliances as per tender

## VANITY UNITS

- Pre-fabricated wall vanity units including poly white cabinets, 20mm stone benchtop, and basin (Product Code SF-N-WM)

## PC ITEMS

- Stylus (flint) closed coupled toilet suite in white
- Clark 42L drop in tub
- 1500mm Stylus Maxton rectangular bath in white
- Tapware as per tender
- Upgrade as per tender
- Aluminium trimmed showers with clear safety glass shower screens
- Mirrors to all vanity units or hand basins with frame colours selected from the standard colour range
- Shower niches to main bathroom and ensuite

## FLOOR TILING

- Ceramic tiling to Lily Homes standard range
- Ceramic tiling to bathroom, laundry, ensuite, porch, hallway, kitchen, dining, family, and alfresco

## WALL TILING

- Ceramic tiling to Lily Homes standard range
- 2100mm high tiling to bathroom, PDR, Laundry and Ensuite
- One tile row above the laundry tub
- overhead cabinets
- All tiles will be laid square and no border tiles have been allowed for
- 1200mm tiling as per tender

## HOT WATER SYSTEM

- B26N50 26LTR hot water system (provided gas is available to site)

## PAINT FINISH

- All internal and external woodwork, gyprock, doors and fibro cement sheeting to be in a paint finish with Taubmans paint (three colours have been allowed for including the ceilings)

## FLY SCREENS

- Fly screens to all opening windows (aluminium sliding doors not included)

## OTHER FLOOR COVERINGS

- Carpet to Living and Bedrooms (if applicable) with standard underlay and colour range allowed for only

## SLAB

- Full engineered concrete waffle pod slab certified up to 'M' or 'H1' class (salinity slab not included, 20 MPA only) (subject to soil testing)

## DRIVEWAY

- 30m<sup>2</sup> (single garage) or 60m<sup>2</sup> (double garage) stencil concrete driveway

## EXTERNAL WORKS

- As per tender

# Important

*Please read the below information carefully. Should you require further information regarding any of the below, please do not hesitate to ask one of our friendly sales consultants.*

## **PLEASE NOTE:**

- 1. Render / applied finishes, stackstone, and / or feature brickwork have not been allowed for in the standard prices provided.**
- 2. All facade images are a visual representation only and do not necessarily represent the final product. Any of the above mentioned items depicted within the images are not included as standard.**

# Next Steps

## IMPORTANT NOTES:

1. Stamp duty is not included in the cost of this House and Land packages and need to be paid separately by the client.

## PROCEDURE:

### **Before & After Registration: (Single Contract):**

#### **Step 1:**

- The Client will pay a \$1,800 non refundable holding deposit to take the home off the market.
  - The Client will have 14 days to exchange contracts in this time.

#### **Step 2:**

- Once the deposit has been received, the client will proceed to fill out a sales advice including purchases and solicitors details.

#### **Step 3:**

- The single Contract will be sent to the Purchasers solicitor for review.
- Upon review, the client will sign and pay the 10% deposit to exchange contracts.

#### **Step 4:**

- Fourteen (14) days after completion of the home, the client will be required to settle and pay the remaining amount of the package.

# Save with Lily Homes

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Call our team on **9826 9777** or visit us at one of  
our display home locations or online **[lilyhomes.com.au](https://www.lilyhomes.com.au)**

Terms and conditions apply.