



CRAFTSMAN  
FACADE

## SUFFOLK



**LOT 320,  
APPIN GROVE  
\$1,199,440\***

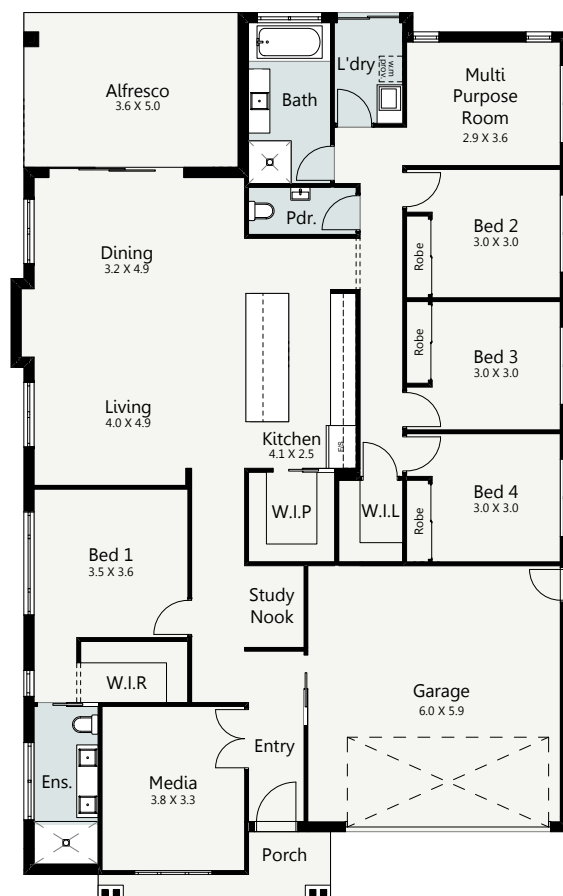
APPIN  
**grove**

### EVOLUTION INCLUSIONS:

- Eco-friendly solar system
- Ducted air conditioning
- LED downlights to living, kitchen, dining and entry areas
- 40mm stone to kitchen benchtops
- Custom laminate kitchen as per plan
- Soft closing hinges & drawer runners
- Fisher & Paykel 90cm freestanding cooker with induction cooktop
- Fisher & Paykel 90cm rangehood
- Fisher & Paykel s/steel Built-in Microwave with trim kit
- Fisher & Paykel s/steel under bench dishwasher
- 20mm stone to laundry, bathroom & ensuite benchtops
- Full height tiling & feature niche to main bathroom & ensuite
- Custom laminate wall hung vanities to bathrooms
- Taubmans three coat paint system
- Tiled porch and alfresco
- Garage with sectional overhead door & remotes
- 90mm termite resistant treated timber frame
- Aluminium insect screens to all openable windows & sliding doors
- Choice of quality bricks
- Security system package
- Plus more.. (View our full list of the Evolution Inclusions)

### ADDITIONAL INCLUSIONS:

- Craftsman facade
- Driveway
- Flooring throughout - carpet & tiles
- 2740mm ceiling height
- H1 slab classification
- Standard site costs & Basix



### BLOCK SPECIFICATIONS

Width: 16.1m  
Length: 28m  
Total Area: 451m<sup>2</sup>

### HOME SPECIFICATIONS

Width: 13.10m  
Length: 20.76m  
Total Area: 254.65m<sup>2</sup>

Terms & Conditions Apply \*Package price is based on standard home, standard floor plan and specific home design (may be smaller than facade shown). Package may be subject to developer's design review panel, council final approval, any statutory requirements and Evolution Building Group's procedure of purchase. Package price excludes stamp duty on land, legal fees and conveyancing costs (including transfer of title and searches). Purchasers must enter into a Construction Agreement with Evolution Building Group Pty Ltd separate to their Land Contract. Prices are inclusive of GST and may change without notice. Package subject to two separate contracts. Evolution Building Group make no guarantee the lot number advertised will be available at the time of purchase. Photographs may depict fixtures and features not supplied by Evolution Building Group. This design and illustration remains the property of Evolution Building Group and may not be reproduced in whole or in part without written consent. For detailed home pricing, please talk to a New Home Consultant. Evolution Building Group Pty Ltd. Builders Licence 259797C.