



ARTIST' IMPRESSION ONLY

**PACKAGE INCLUDES:**

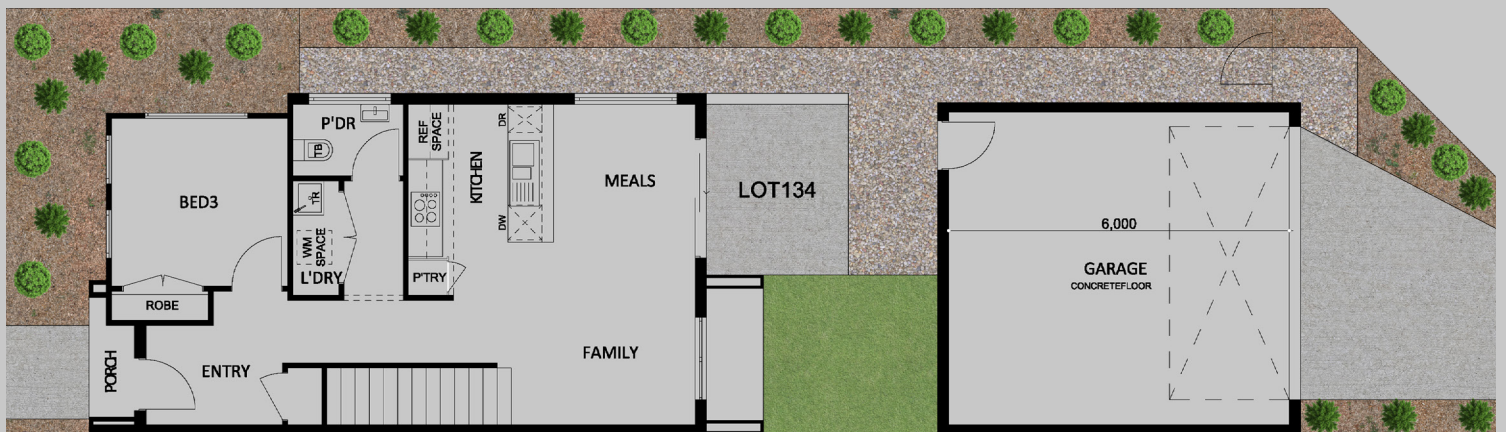
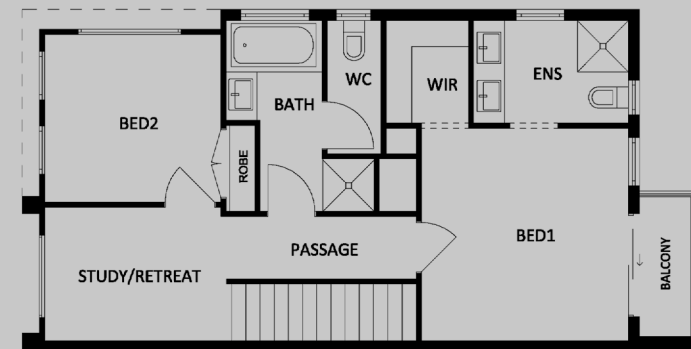
1. Full turnkey and fixed price site costs
2. ARTUSI 600mm Electric glass cooktop, under bench stainless steel oven, undermount rangehood, freestanding stainless-steel dishwasher
3. 20mm Reconstituted Stone benchtops with arris edge
4. Landscaping, fencing, clothesline and letter box are included.
5. Colourbond roof
6. 2590mm (nominal) ceiling height to Ground floor, 2440mm (nominal) ceiling height to First Floor
7. Solar Hot Water Unit Included – Hot Water Unit with 175L tank, 20L/min integrated booster, and 1No solar panel.
8. 6 Star energy rating report
9. 10-year structural guarantee
10. 3 Months maintenance period
11. Building Permit & inspections

Land Size	193 m <sup>2</sup>
Land Estimated Titled	March 2024
Land Price	\$ 365,000
Build Price	\$ 398,888
Total Package	\$ 763,888

# Marran Run

**LOT 134 (Eden BM) 3  2.5  2 **

Ground Floor Area	62.04 m <sup>2</sup>
First Floor Area	63.08 m <sup>2</sup>
Garage Area	37.31 m <sup>2</sup>
Porch Area	1.56 m <sup>2</sup>
Balcony Area	2.80 m <sup>2</sup>
Total Living Area	17.95 SQ / 166.79 m <sup>2</sup>



**DISCLAIMER:** Price correct at time of publication and is subject to change without notice or obligation. YourLand is only responsible for the sale of the land. Price is based on the Builder's standard plans and specifications, standard inclusions and preferred building surveyor. Price does not include stamp duty, registration fees, additional costs that may be incurred under the Building Contract (e.g. due to delays in titling the lot) or any other incidental fees associated with the acquisition of land or a home or the construction of a home. The images are for illustrative purposes only and may depict features, items or inclusions which are excluded from the price.