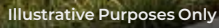








Lot 3196 Clarence Circuit, Oran Park

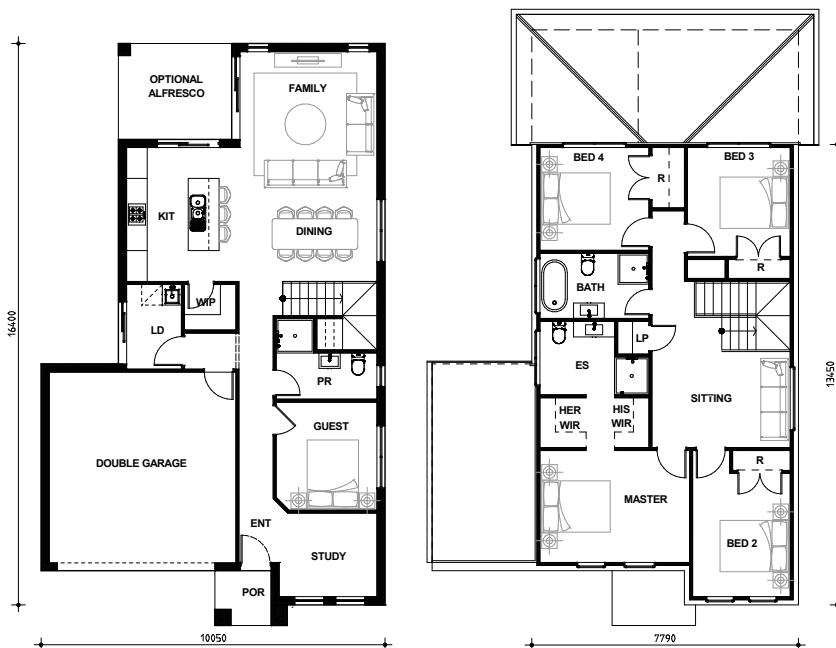


 5
  2
  3
  2

VALUED UP TO \$45K*

LAND PRICE \$655,500
HOUSE PRICE \$478,000

- ✓ Upstyle Promotion included FREE
- ✓ Ducted Actron air conditioning
- ✓ 20mm Engineered stone to kitchen and vanities
- ✓ 900mm Westinghouse cooktop and oven
- ✓ 2600mm ceiling height ground floor
- ✓ Optional alfresco included
- ✓ Tiles to porch, entry, study, dining, family & alfresco
- ✓ Carpets to remainder of home
- ✓ Upgraded T2 treated pine termite resistant timber frame & roof truss system + TERM-Seal Termite control system
- ✓ 'Coloured On' concrete driveway
- ✓ Fixed site costs included
- ✓ 7 Star Basix Rating
- ✓ Land registration forecast August 2025



NB: Excludes fencing and landscaping.. T&CA Upstyle Promotion

Grange 26 Home Design

Build with Trusted Confidence

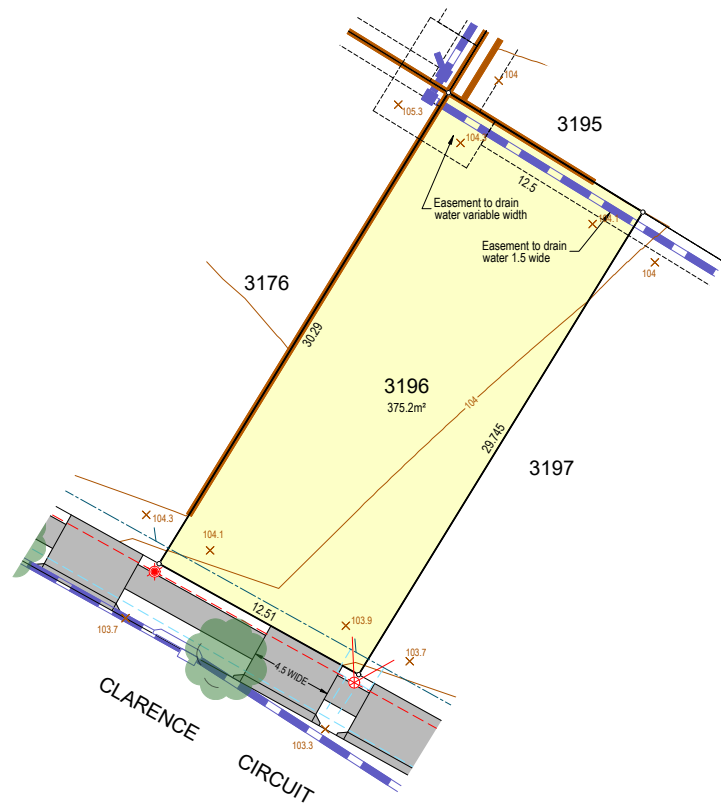


COMMUNICATIONS
DESIGN NOT AVAILABLE
AT TIME OF PUBLICATION

Tranche 41, DA3
Lot 3196



floor areas	(sqm)
ground	94.1
garage	33.4
porch	2.9
first	99.4
optional alfresco	9.3
total	239.1
room sizes	(mm)
garage	5450x5500
master	4370x3270
bed 2	2850x3600
bed 3	3000x3180
bed 4	3180x3000
sitting	4040x2850
kitchen	2700x3900
family	4000x3700
dining	4000x3000
study	2850x2440
guest	2940x3150
optional alfresco	3310x2800



LEGEND

Drainage	Pis	Pis/Lintel
Electrical	Light pole	Pole
Communications	Pis	
Water main	Hydrant	Stop Valve
Sewer line	Maintenance Shaft/Chamber	Man Hole
Footpath		

Filled area	
Denied access	
Retaining wall	
Easement	
Easement for transmission line	
Contour	100.5
Surface level	X 95.3

Building And Design Information

Lot Classification	*
Acoustic	*
Salinity	*
Agressivity	*
BAL Rating	*

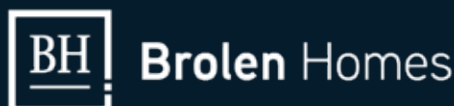
	DESIGN	AS BUILT
Fill	✓	✓
Contour	✓	✓

* Information not available at time of publication
NOTE: SERVICES AND RESTRICTIONS SHOWN ON THIS LEGEND
MAY NOT BE APPLICABLE TO THIS LOT
DRAWING REFERENCE: S0007143DA3-L0T 3196
DATE: 23 December 2023

It is acknowledged that the dimensions and areas, as well as location of services and the existence and width of easements are subject to change in accordance with the requirements of any relevant Authority. The particulars of this brochure are supplied for information only representing the facts at the time of publication and may change. The particulars shall not be taken as a representation in any respect on the part of the Vendor or its Agent. Authorities should be consulted in relation to any limitations or requirements as building restrictions may apply.



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