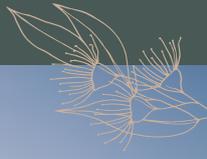
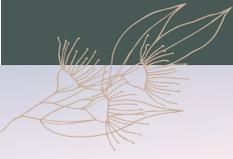


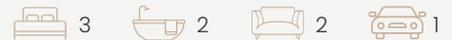
# COOLIBAH

## AUSTRAL



**COMPLETE PACKAGE** with all the extras! *No more to pay.*

# \$1,072,240

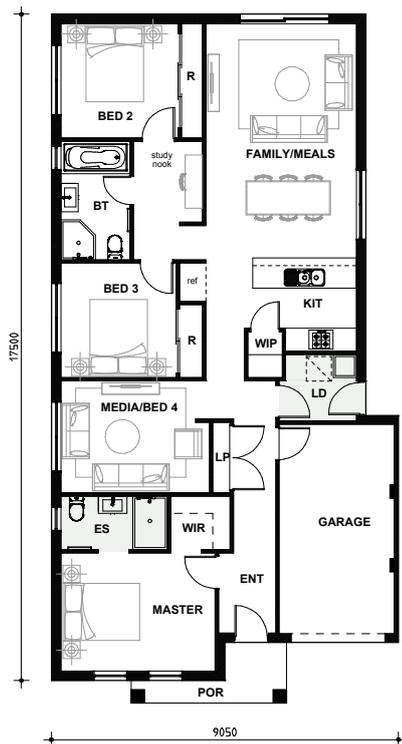


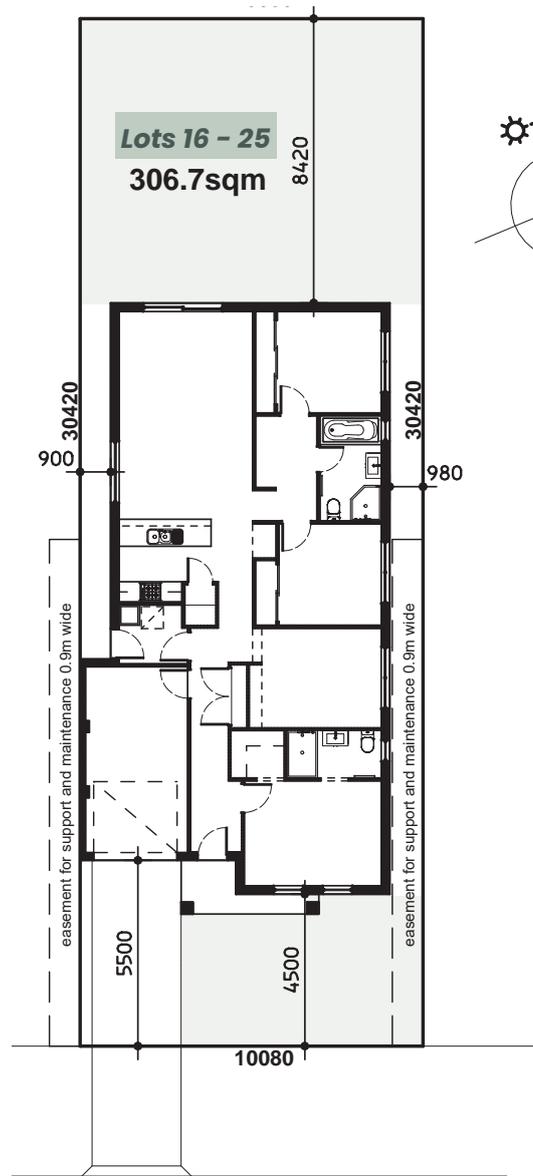
Marraigang Drive, Austral  
 PHOENIX 16 | Metro Single Facade  
 Lot Size: 306.7m<sup>2</sup> Home Size: 148.8 m<sup>2</sup>

### PACKAGE INCLUSIONS

- Upstyle Promotion valued up to \$45K\*
- 20mm Stone to kitchen & bathrooms
- Soft close kitchen cupboards & drawers
- 2590 mm ceilings to ground floor
- Tile and carpet package
- Ducted Actron air conditioner
- 3.5 KW solar system
- Dishwasher & microwave with trim kit
- 15 Led downlights included
- 40cm LED oyster lights to remaining rooms
- IXL's to Bathrooms
- Flyscreens to opening windows
- Door bell, letterbox & clothesline
- 'Coloured On' concrete driveway
- Turf to front & back yards with 20mm pebbles to side of home
- Colorbond fence and side gate
- Speak to a New Homes Consultant for full inclusion details & more information.

\*T&Cs apply. Images are for illustrative purposes only.





Marraigang Drive  
Preliminary Siting Subject to Final Survey

### Phoenix 16

#### Home Specifications

Ground Floor	126.8 m <sup>2</sup>
Garage	18.0 m <sup>2</sup>
Porch	4.0 m <sup>2</sup>
Total Area	16 sq / 148.8 m <sup>2</sup>

#### Room Measurements

Garage	3.0 x 5.5	Media/Bedroom 4	3.8 x 2.9
Master	4.0 x 3.1	Kitchen	2.9 x 2.4
Bedroom 2	3.0 x 3.0	Family/Meals	3.9 x 6.1
Bedroom 3	3.0 x 3.0		

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