

# HOUSE & LAND PACKAGE

(TO BE CONSTRUCTED)



MIRANI Lot 50 O'Connell Street

4 2 2 2



STARTING PRICE:

**\$709,100**

Land Size: 736m<sup>2</sup> House Size: 214m<sup>2</sup>

## Includes:

- Dixon Value+ level specification
- Premium stainless steel appliances + dishwasher
- Tiles & carpet
- Security screens to doors & windows
- T2 Red Treated timber frame
- Colorbond roof
- Air-cons Main bed & living
- Ceiling fans
- Stone bench tops
- Overhead cupboards with rangehood
- Electric hot water system
- Termimesh termite system
- TV antenna
- Plain concrete alfresco
- Exposed aggregate driveway
- Anticon blanket to ceiling
- Allowance for site costs 'M' class
- Auto panel door
- Block Rendered Exterior

Subject to soil test, survey & site conditions. Price may change without further notice.

Exclusions unless otherwise specified: the construction contract does not provide for the following and/or similar items and/or their installation and/or any additional works to facilitate installation: Window furnishings; decorative light fittings; letter box; retaining walls; landscaping; fencing; driveways and paths; floor coverings; paving; fireplaces; soft furnishings; vehicles; any siteworks other than specifically stated in site estimate; any items not specified on inclusion lists and/or colour selections and/or plans, and not specifically costed in by the builder. The Plans & Elevations are an artists impression only.

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**DIXON HOMES**  
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