



TOTAL PRICE: **\$646,207**

## Coomera Retreat

### Philadelphia Duplex Package Inclusions:

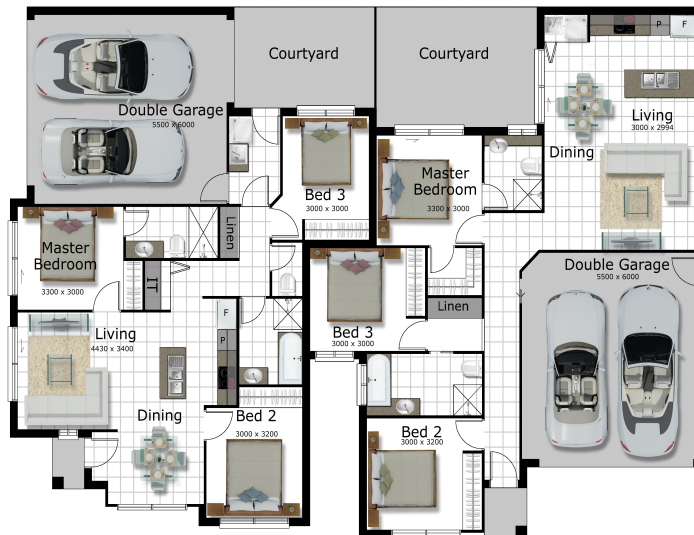
- Facade - Classic
- Classic Inclusions including eaves
- Fixed Price Site Costs
- Roof Pitch 25 Degrees 450mm eaves
- Concrete Roof Tiles
- Masonry Rendered Finish
- 6 Star Energy Compliant
- 16PL Gas Hot Water System
- Carpet and Floor Tiles
- 820mm Hume Vauclose Front Door
- 20mm Stone Benchtop to Kitchen & Vanities
- Misa Constructions Lighting Package
- Vertical Blinds excluding Pelmet 2
- BAL 12.5 Bushfire Allowance - \$5000



- 600mm Technika S/S Under Bench Oven & C
- Radiant R45S S/S Laundry tub and poly cabinet
- Aggregate Driveway & Path to Entry
- Integral Slab to Courtyard & POS - Tiling included
- 2 x NBN Lead in, Cabinet, 2 phone points, 2 Data points
- Turf Allowance - \$2500
- Retaining Walls - By Owner
- Rendered Letterbox x 2
- TV Antenna with Booster x2
- 2.5HP & 1.0HP Split Cycle Air Con to Family & Bed 1 x2

**LOT 336 Cnr Doretti & Gullwing Dve HOME SIZE:**  
**Upper Coomera 4209 270.94m2**

**HOUSE PRICE: \$331,207 LAND PRICE: \$315,000**



**LOT SIZE:**  
725m2

**MINIMUM FRONTAGE  
REQUIRED: 30 m**

**CONTACT:**  
LEE ROEBUCK  
0413 057 335

First Home Buyers PAY ONLY\*  
**\$631,207**

**misaconstructions**  
 PTY LTD

\*Prices effective 01-Jul-14. Price displayed is inclusive of Goods and Services Tax. Land price current at time of printing is \$315,000.00. Fixed price packages are only available for the specific home and lot as advertised. House siting is to be determined by Misa Constructions. All plans are subject to approval by the developer and local government authorities. The promoter is Misa Constructions Pty Ltd licenced under QBCC 1106299/NSW 239756C and we reserve the right to withdraw any fixed price home & land packages at any time without notice. Costs associated with rock removal, bushfire, acoustic, slope stability, import/export of fill and any other non-standard site issues are not included in the advertised price unless stated otherwise. Package number 1375. Expiry Date: 01-Oct-14. Colour Selection shown above is . Classic facade image may depict features not included in the home & land package including raised garden beds, fencing and landscaping. Photos, illustrations and plans are for illustrative purposes and should be used as a guide only.