



LEEMORE 221

\$679,041

**Lot 3105 Ashbury Estate Leemore 221
Armstrong Creek**



Titles Q2 2025!

- Council and developer requirements
- 3.52kw photovoltaic solar system (battery ready) installed-Council and developer requirements*Low profile roof tiles (Atura Range Only)
- 7 star energy with solar hot water!
- Double Glazed Windows Throughout
- *Low profile Evaporative Cooling (up to 8 max points design specific) or 1 No Split System
- *Fibre Optic Home Hub Enclosure (Includes conduit & Wiring run in)
- *LED Downlights To Entire Home (18No.) in lieu of batten holders including porch and alfresco, excludes garage.
- *40mm Vitrified Compact Surface Benchtop to Kitchen (in lieu of 20mm, excludes WIP, Essential Range only)
- *20mm Vitrified Compact Surface Benchtop to Ensuite (Essential Range)
- *20mm Vitrified Compact Surface Benchtop to Bathroom (Essential Range)
- * 2700mm Ceiling Height
- * Home Alarm System up to 3 Sensors
- Tiled Shower Base to Secondary Shower (Up to 900mm x 900mm. Design Specific) NB recessed Not Included
- *600mm single towel rails or rings & toilet roll



Area Details

Land Size 350 Building Size 207

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