



Artist Impression

# BERKELEY 157

# \$574,000\*

**FIXED SITE COSTS**

Lot 3118 Ashbury Estate, ARMSTRONG CREEK

268m<sup>2</sup>



3	2	1
		

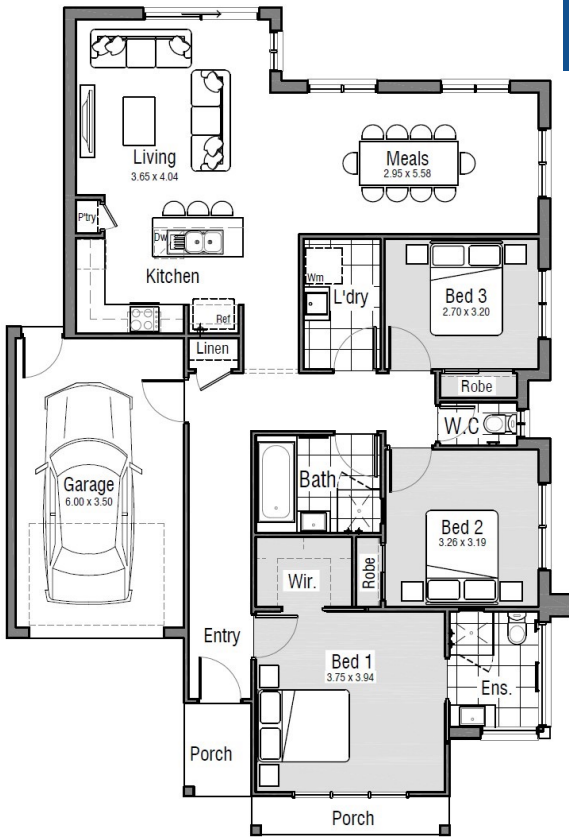
## HOUSE & LAND PACKAGE INCLUDES:

- FIXED PRICE HOUSE AND LAND\*
- FULL TURN KEY INCLUDED
- FAÇADE AND DESIGN GUIDELINES INCLUDED
- 2590 HIGH CEILINGS
- FRONT & REAR LANDSCAPING
- FENCES, BLINDS & LETTERBOX
- DOUBLE GLAZED WINDOWS
- 7 STAR ENERGY RATING INCLUDED
- NCC COMPLIANT
- HEATING AND COOLING
- COLOURED CONCRETE DRIVEWAYS
- **PLUS MUCH MORE!**

**Domenic Cugliari**

0412 510 579

domenic@cpmcgroup.com.au



\*Facade and landscaping shown is included in the build price however some items are for illustrative purposes only and may include examples of upgrade options such as blinds and décor light fittings. Site costs are fixed excluding rock and rock removal, if required. Design guidelines are included however subject to developer's final approval. Material and colours to all external finishes have been chosen and cannot be changed or altered. Pricing is only for Ashbury estate and the subject lot mentioned. Timeline of commencement and completion need to be confirmed with a Central Property sales agent. Central Property are a sales agent of Escape Homes who is the registered builder - HIA Contract and any associated warranty and maintenance periods lie with Escape Homes. CDB-U 59613