



SOLD

BRAND SPARKLING NEW!!

Just completed is this Stunning new home on a easy care 455m2 allotment, ready to move in for very comfortable living! Positioned in a quiet area, park & playground across the road & surrounded by other new dwellings. Built by GJ Gardner homes, this home features high ceilings, spacious rooms and an expansive open living area.

The 2 front bedrooms offer built in robes, carpeting & window blinds. The master bedroom is located at the rear, distanced from the others, just perfect for quiet time away from the kids plus added privacy. This is a very spacious room featuring a large 'Hollywood Robe' great for both his & hers & more of hers! Follow through into a beautiful ensuite bathroom, stunning with grey stone tiling & large shower.

The main bathroom is in the same decor with a spacious 3 way design, great for larger families & plenty of room to move about. An abundance of built in cupboards allow for many storage solutions.

The kitchen & living area is excellent, plenty of room for families or entertaining. A clever study nook is built into the room behind bi-fold doors, great for the kids / home office & simply shut the doors to hide any mess.

The kitchen features an abundance of cupboards, bench space, underbench oven, dishwasher & provisions for a larger microwave & fridge/freezer.

Glass sliding doors lead into the outdoor living area, under the main roof & overlooking the rear yard - Which landscaping to both front & rear yards will be completed prior to settlement.

Year round comfort will be ensured with ducted heating & cooling throughout.

Secure vehicle storage for 2 cars with remote access to the double garage.

If you have been thinking of building, then this is a Must See! Ready to move in, plus as mentioned, landscaping is included.

If you are a 'First Home Buyer' then you may be eligible for a government grant of \$15,000.

To arrange your viewing, contact Violet Patty on 0468 388 390.

RLA: 249522

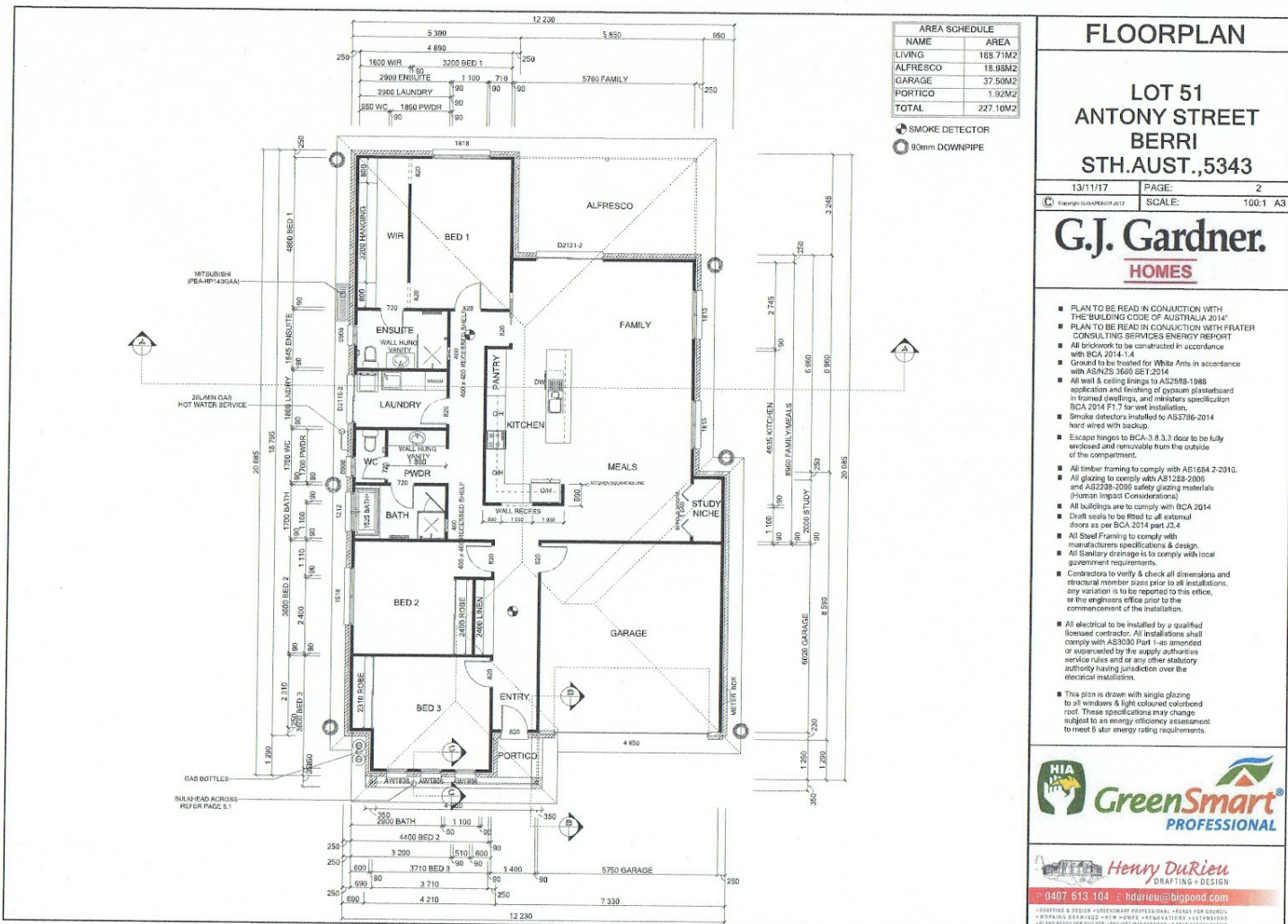
3 BED | 2 BATH | 2 CAR

PRICE:
\$355,000

OPEN FOR INSPECTION:
N/A



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FLOORPLAN

**LOT 51
ANTONY STREET
BERRI
STH.AUST.,5343**

13/11/17 PAGE: 2
SCALE: 100:1 A3

G.J. Gardner.
HOMES

- PLAN TO BE READ IN CONJUNCTION WITH THE "BUILDING CODE OF AUSTRALIA 2014"
- PLAN TO BE READ IN CONJUNCTION WITH FRATER CONSULTING SERVICES ENERGY REPORT
- All brickwork to be constructed in accordance with BCA 2014 1.4
- Ground to be treated for White Ants in accordance with AS/NZS 3660 SET:2014
- All wall & ceiling linings to AS2988-1988 application and finishing of gypsum plasterboard in framed dwellings, and ministers specification BCA 2014 P1.7 for wet installation.
- Smoke detectors installed to AS2706-2014 hard wired with backup.
- Escape hinges to BCA-3.8.3.3 door to be fully enclosed and removable from the outside of the compartment.
- All timber framing to comply with AS1664.2-2010.
- All glazing to comply with AS1288-2006 and AS2208-2009 safety glazing materials (Human Impact Considerations)
- All buildings are to comply with BCA 2014
- Draft seals to be fitted to all external doors as per BCA 2014 part J3.4
- All Steel Framing to comply with manufacturers specifications & design.
- All Sanitary drainage is to comply with local government requirements.
- Contractors to verify & check all dimensions and structural member sizes prior to all installations. Any variation is to be reported to this office, or the engineers office prior to the commencement of the installation.
- All electrical to be installed by a qualified licensed contractor. All installations shall comply with AS3000 Part 1-as amended or superseded by the supply authorities service rules and or any other statutory authority having jurisdiction over the electrical installation.
- This plan is drawn with single glazing to all windows & light coloured coloured roof. These specifications may change subject to an energy efficiency assessment to meet 6 star energy rating requirements.



Henry DuRieu
DRAFTING + DESIGN

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 • WORKING DRAWINGS • V&P • HOMES • RETAIL • COMMERCIAL • 1317610000
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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

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