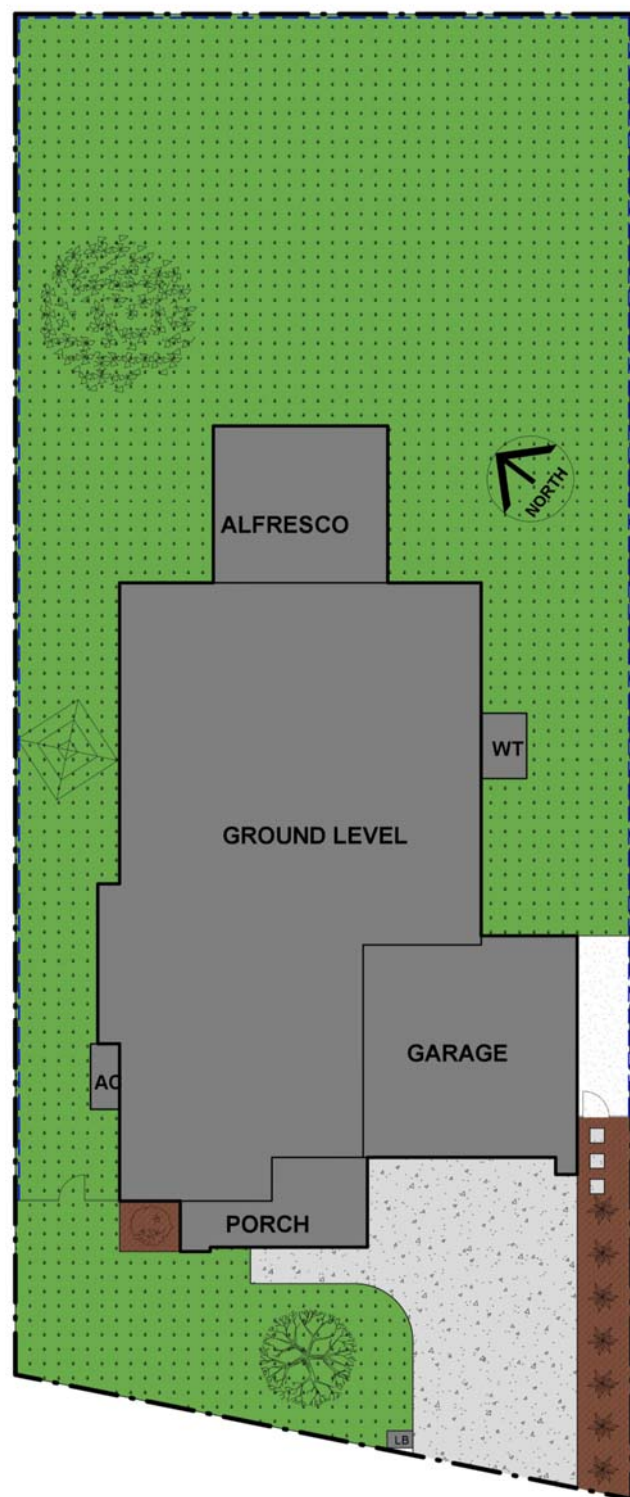


LANDSCAPING PACKAGE

- Coloured concrete driveway
- Colourbond fencing
- Colourbond gates
- Letterbox
- Clothesline
- Basic landscape package
 - Grassed area
 - 2 trees
 - 7 plants
 - 1 shrub
 - 2 garden beds
 - 3 concrete step pads



Disclaimer: Site costs are fixed for this lot with soil classification 'M', it does not cover costs incurred if rock is found. Kurmond Homes House and Land Packages are subject to developers design review panel, bushfire requirements up to 12.5 & statutory approval. Kurmond Homes House & Land Packages will be determined upon tender and may vary due to site conditions and statutory authority requirements. Whilst every effort is made to provide accurate information images are for illustrative purposes and intended to provide a visual guide only. Packages do not include stamp duty, legal fees or any other costs incurred associated to the purchase. Kurmond Homes is responsible for the building contract for the construction of the home only. Customers will be required to enter into a separate contract for the purchase of the land component of the package with the relevant developer. Packages may change as a result of variations to the inclusions or specifications required by the purchaser. Refer to individual contracts for final details and terms and conditions. Kurmond Homes reserves the right to withdraw any House and Land Package at any time or if the land or home become unavailable or is sold. Details are correct at time of printing and subject to change without notice or obligation. Builder Licence No NSW 205457c ABN 481 288 211 98



LANDSCAPING PACKAGE & SITE COSTS INCLUDED



GLENLEIGH 41 / MATRIX FAÇADE 5 BEDROOMS / 3 BATHROOMS / 2 CAR GARAGE

Home and Land Details

Turn Key Package including Landscaping

\$1,295,000

Lot 2 Stringer Rd Kellyville, NSW

Lot size: 685m2 House size: 381.5m2

Builders Contact Details

Kurmond Homes

Contact: Michael Thurecht

Phone: 0419 290 168 – 1300 764 761

Email : enquires@kurmondhomes.com.au

Visit our Display Home at **HEMOWORLD 5 KELLYVILLE** to view this stunning design

Located on Hartigan Avenue (off Windsor Road), Kellyville:

OPEN: 7 Days 10am-5pm

FOR INFORMATION ONLY

All information presented in this brochure is only based on information available at the time of its preparation. Kurmond Homes or any related entity does not accept any liability for any loss or damage suffered by any person who relies on the information either wholly or in part.



PREMIUM DIAMOND ELITE UPGRADES INCLUDED



Master Builders and MBA excellence in housing
National Award Winner

A large five-bedroom home with a focus on entertaining family and friends. Relax in the downstairs lounge or generous media room or upstairs in the open space living area.



HOUSE DIMENSIONS

House Length:	22.66m
House Width:	13.19m
Ground Floor:	146.2m ²
First Floor:	150.3m ²
Stair Void:	4.0m ²
Garage:	35.5m ²
Porch:	9.8m ²
Alfresco:	20.9m ²
Balcony:	14.8m ²
Total Area:	381.5m²
	41.1 sq

Stylish Architectural Design

GROUND FLOOR

PACKAGE INCLUSIONS

- ◆ ACTRON Ducted Air Conditioning
- ◆ HILLS Alarms
- ◆ 40mm stone benchtops with 2 x waterfall ends
- ◆ Glass Splashback
- ◆ 900mm SS SMEG Appliances inc SS microwave & dishwasher
- ◆ Soft close drawers
- ◆ Floor Coverings
- ◆ Porcelain tile flooring to Ground Floor
- ◆ Tiled Alfresco
- ◆ 2750mm high ceilings to Ground Floor
- ◆ 1200mm x 2340mm front door
- ◆ Decorative internal doors
- ◆ Robe fit-out to Master Bedroom
- ◆ Frameless shower screens
- ◆ Freestanding bath
- ◆ Upgraded 3 coat paint to internal walls

Bedrooms are large while two and three have walk in robes. Downstairs bedroom is ideal when guests stay over. You'll love the opulent master suite and ensuite with vast walk in robe.



FIRST FLOOR