

# BINGARA GORGE

## THE QUEENS LOFT WITH PROVINCIAL FACADE



### LOT SIZE

549m<sup>2</sup>

### LAND PRICE

\$635,000

### HOUSE PRICE

\$1,126,758

### PACKAGE PRICE

\$1,761,758



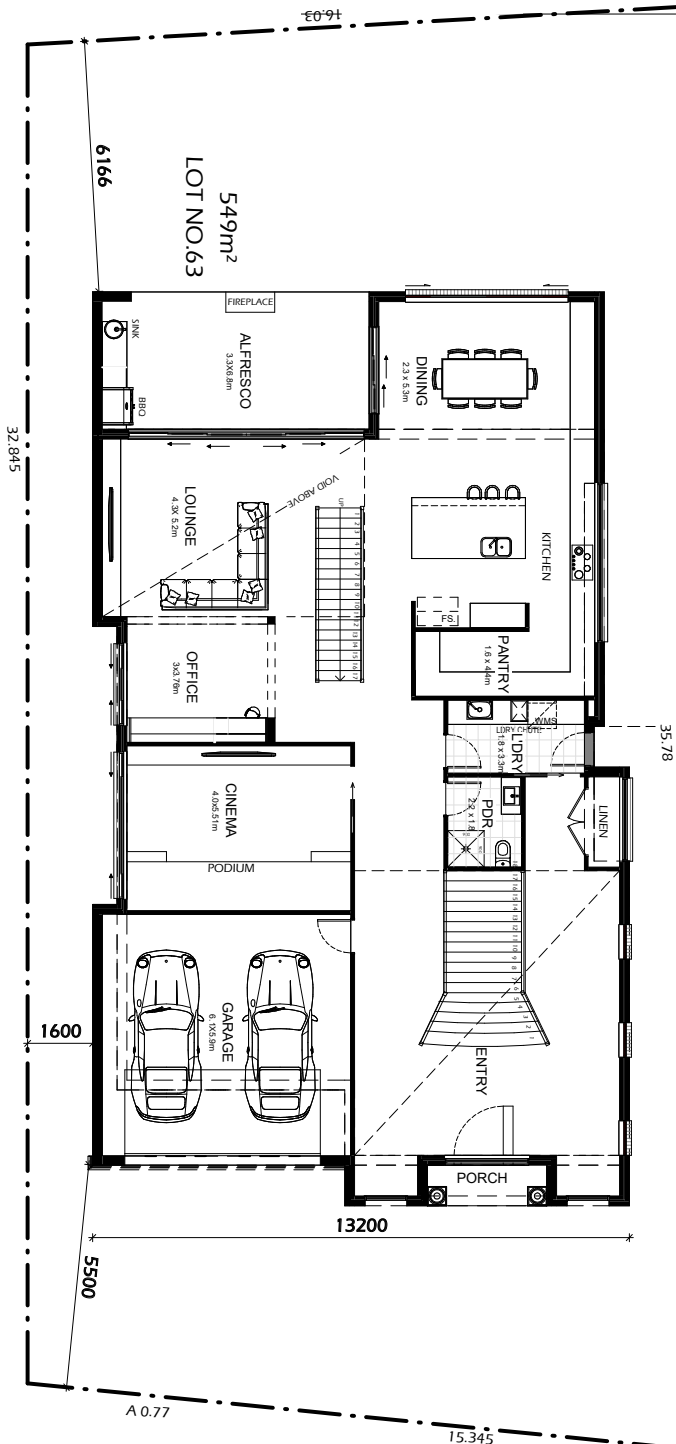
### LOT 63

4  2.5  2 

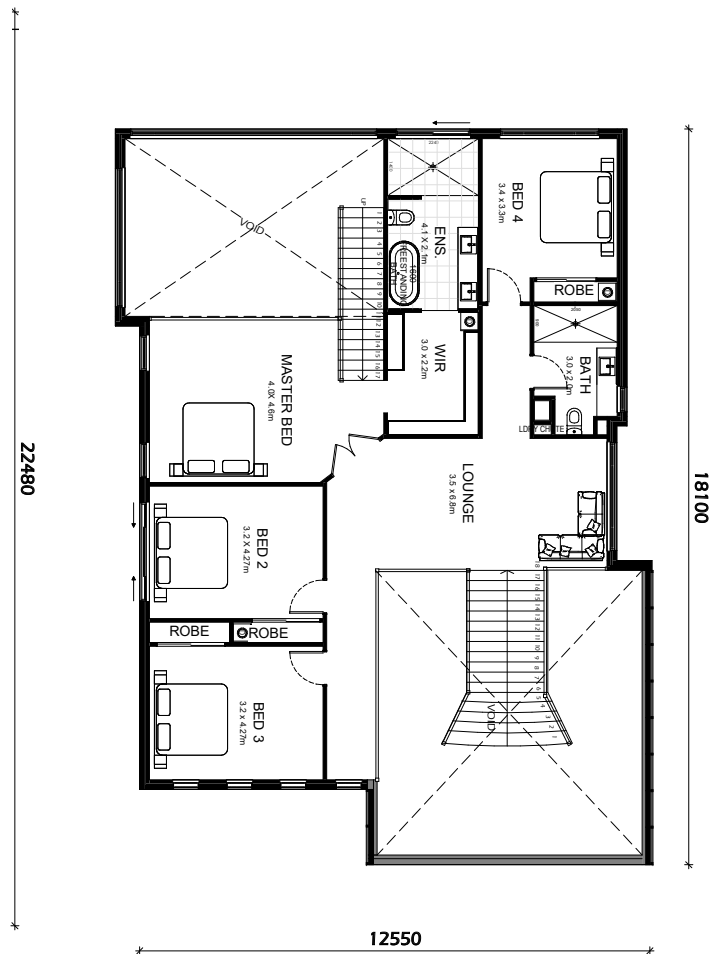
### KRAKOW INCLUSIONS:

- Hebel and Rendered Construction
- Paragon Commercial Grade Windows to Façade, All Entry Windows and Kitchen Window & Rear Large Void Windows
- Decorative Cement Rendered Architectural Moulding to Perimeter Eaves and Parapet Walls
- Large Pivot Glass Front Entry Door with American Oak Trim, Sidelights and Top Glass Panel for Entry Viewing of Gorgeous Timber staircase
- Grand Double Storey Void to Entry
- Lakewood Oak 220mm Herringbone Flooring Throughout Home and Pure Wool Carpet to Cinema
- Hardwood Staircase to Entry with Stylish Balustrades that expands out toward the bottom treads to create that Grand Impression on Entry
- Georgian Decorative Cornicing to All of First Floor and Office, Remainder to be Square set Cornicing
- Loft Style Design to Master Bedroom with Victorian Ash Cantilvered Staircase inclusive of Black Steel Balustrades to Access Family Room
- Grand Double Storey Lounge Void
- Polyurethane Cabinetry to Kitchen, Pantry & All Wet Areas
- Ultimate Grade 40mm Stone to all Benchtops in Home
- Barbeque Bench with Sink and Grill
- Outdoor Fireplace built with Brick Feature to Alfresco
- Library Book Shelf to Office built to full length of wall
- Laundry Chute
- Robe Fitouts with Cabinetry
- All Tapware from the Milli Voir Range
- Unlimited changes to Design and Inclusions
- Customer to Get First Hand Experience with Interior/Exterior Designer throughout build

## GROUND FLOOR



## FIRST FLOOR



TERMS & CONDITIONS: \*NOTE: Pricing may vary due to actual land availability. House and Land Packages are subject to developers design review panel, council final approval and Krakow Constructions Procedure of Purchase. All prices are GST inclusive. Any Variations made to the home package may incur a cost adjustment if the prices differ from the current inclusions. Start date is subject to client, developer and council meeting time frames including but not limited to, land registration, amount of client variations, developer/council approval, acceptance of tender and contract within 14 days respectively. Prices are subject to developer, council and statutory requirements, location and condition of services. Package provided is based on Krakow Constructions preliminary/preferred siting and preliminary developer land information currently available. Variations to land size, location of services - including but not limited to sewer/stormwater locations, drainage grates, Telstra pits, trees, butterfly drains, driveway crossover, pram ramps, electrical/other easements or Section 88B instrument, may necessitate floor plan or siting amendments. Builders Licence Number 328796C.