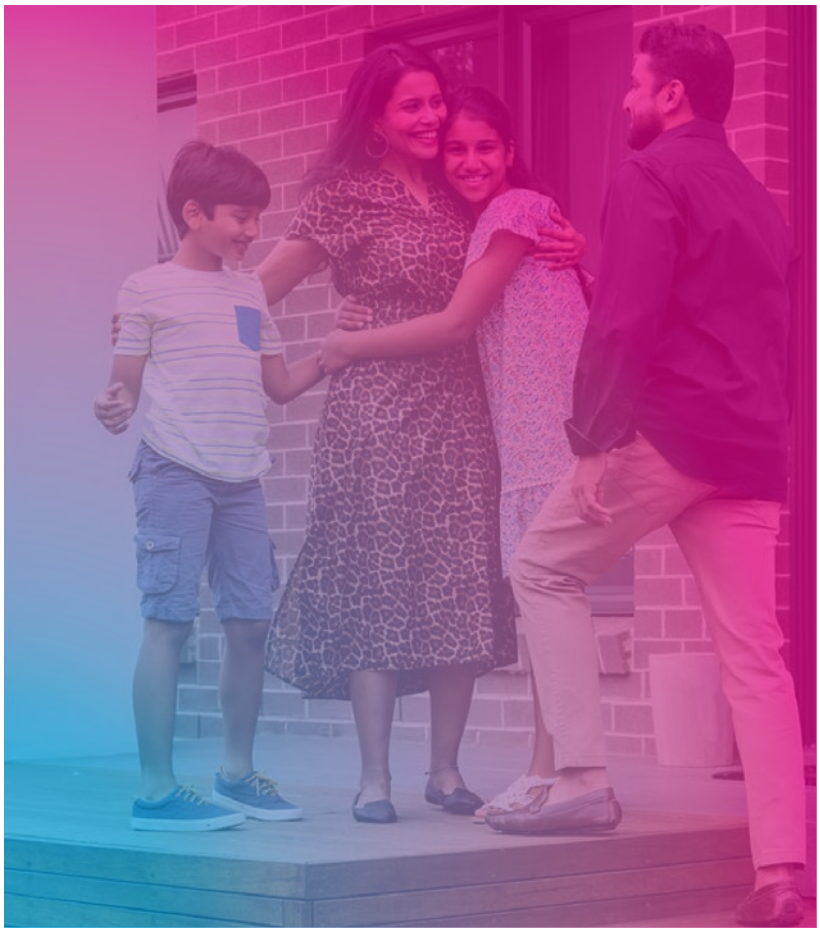

AKUNA VISTA

NIRIMBA FIELDS

The best-located new community in North West Sydney

AKUNA VISTA
NIRIMBA FIELDS

Facade images shown for illustrative purposes only

LOT 6512

This double-storey home has everything you need for your growing family in a smart floor plan that everyone can enjoy.

With 3 bedrooms, 2.5 bathrooms and a double car garage, you'll have plenty of space for living, entertaining, storage and relaxing.

A master bedroom with walk-in robe, ensuite and balcony can be a quiet retreat while the kids run freely in a private and open space.

- Open plan kitchen/dining/lounge area overlooking a private courtyard
- Upstairs bedrooms feature walk-in robes
- Plenty of storage with a walk-in pantry, linen cupboard and internal laundry
- Front entry sitting room or home office

3 2.5 2

House size	216.6 m^2
Lot number	6512
Lot size	238.5 m^2
House + Land price	**$1,176,020**

CHOOSE FROM OUR 'VALUE PLUS' OR 'LIFESTYLE' INCLUSIONS RANGE

All site costs are included for a standard building block.

- Council requirements & preliminaries
- Site works
- Connection services
- Energy efficiency & BASIX

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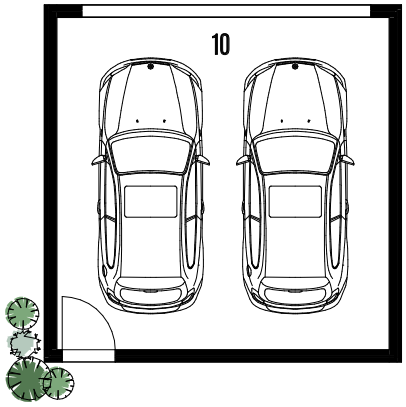
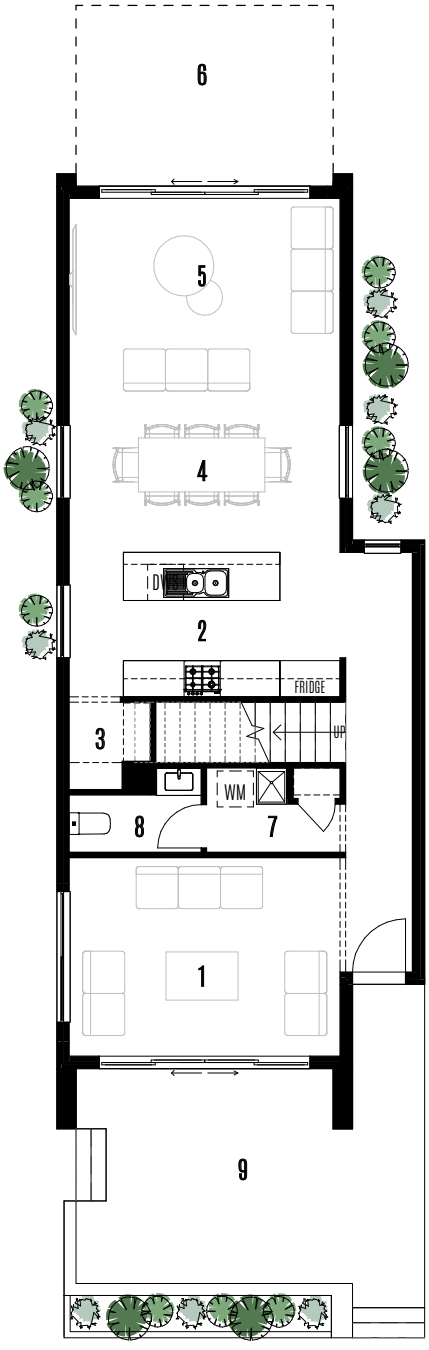
WORTHINGTON HOMES

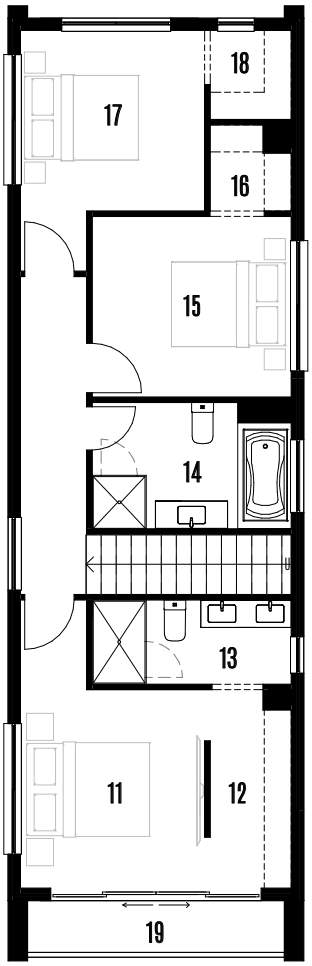
FLOOR PLAN



Skillion roof 2



GROUND FLOOR

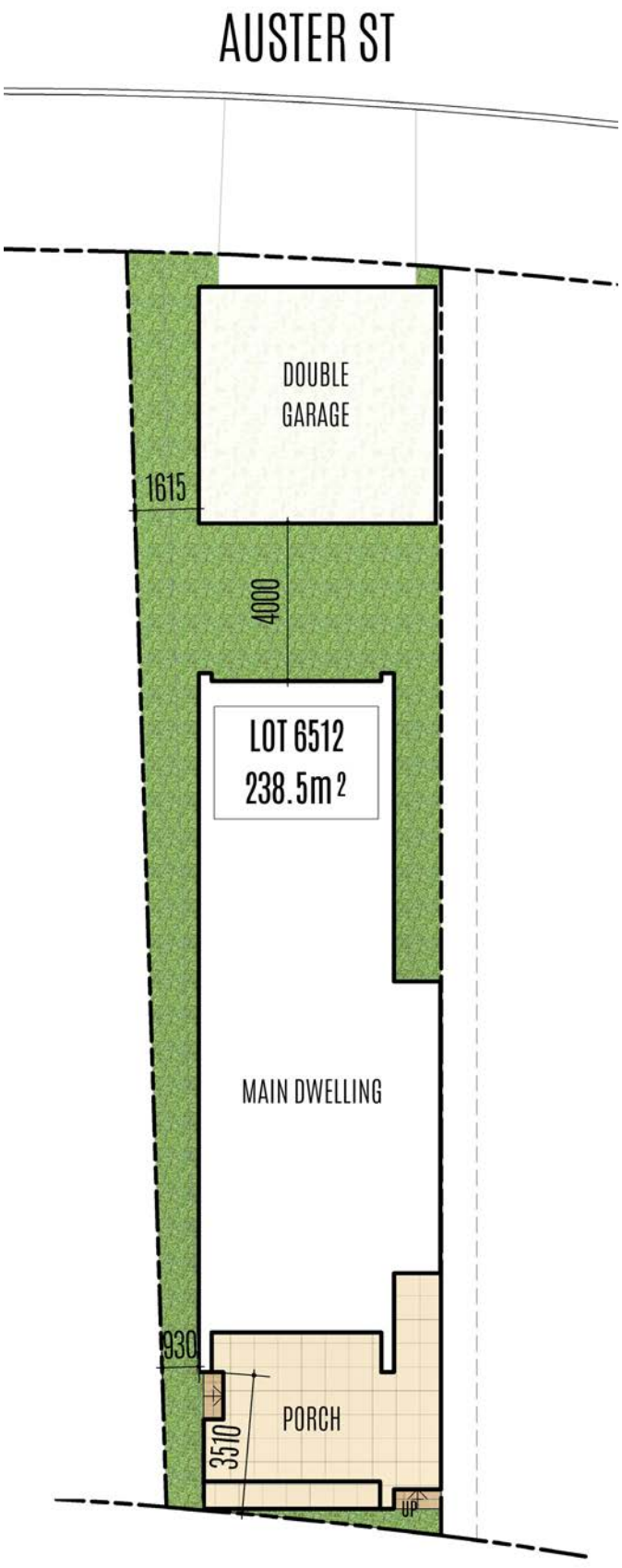


FIRST FLOOR

GROUND FLOOR		WIDTH x LENGTH
1.	MULTI	4.50 x 3.30
2.	KITCHEN	4.50 x 2.40
3.	WIP	1.35 x 1.45
4.	DINING	4.50 x 3.20
5.	LIVING	4.50 x 3.20
6.	OPTIONAL ALFRESCO	4.50 x 3.00
7.	LAUNDRY	2.22 x 1.40
8.	POWDER ROOM	2.20 x 0.95
9.	PATIO	4.79/ 4.47 x 1.20/ 5.87
10.	GARAGE	5.52 x 5.52

FIRST FLOOR		WIDTH x LENGTH
11.	BED 1	3.06 x 3.30
12.	WIR	1.35 x 3.30
13.	ENS	3.31 x 1.40
14.	BATH	3.31 x 2.10
15.	BED 2	3.31 x 3.30
16.	WIR 2	1.35 x 1.43
17.	BED 3	3.06 x 3.00
18.	WIR 3	1.35 x 1.48
19.	BALCONY	4.50 x 0.90

SITE PLAN



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WORTHINGTON HOMES

Double Storey - Akuna Custom 23sq 3 Bed Package Pricelist	
Item	**Total (incl. GST)**
Base House "Value Plus" Inclusions - Akuna Custom 23	Included
(Standard site costs & piering, M Class slab, Brick Veneer & Treated timber frame, Sheet metal roof, concrete finish Patio, Tiles or Hybrid plank flooring to main floors and carpet to bedrooms/robes and stairs)	Included
Detached Double Car Garage	Included
Akuna Custom Façade - includes tiled and waterproofed balcony with glass balustrade, skillion roof design with portal frame structure over and vertical extruded cladding and render finish walls as marked on plan	Included
2750mm Ceiling Ht. Gr. Floor & 2750mm ceiling height to first floor	Included
Additional Site Specific Site Costs	
H Class waffle pod Slabs to suit council requirements	Included
Allowance for External DEB to front/rear and side elevations of the home due to suit site and estate design requirements (subject to final contour survey)	Included
Additional Inclusions	
Ducted Air Conditioning system - Actron CRA 150S (Single Phase) - Double Storey installation - 14.97kw incl. 2 zones - up to 8 outlets - 2 std. controllers	Included
1700 Freestanding bath to main bathroom	Included
Tiled shower niche (to ensuite and bathroom showers)	Included
Wall Vanity basin with 20mm stone top to bathroom and ensuite	Included
Flyscreens to window openings & Flydoors to sliding doors	Included
Tiled Patio (incl. screed)	Included
External light package - incl. 2x stainless steel up/down lights (to front façade), 1x wall bunker light and 1x twin spotlight to rear	Included
Digital TV Antenna	Included
NBN Hub	Included
Coloured concrete Driveway (detached double garage) - incl. up to 18m2 coloured concrete driveway and council crossover, council fees, excavation	Included
NBN Hub	Included
Coloured concrete Driveway (detached double garage) - incl. up to 18m2 coloured concrete driveway and council crossover, council fees, excavation	Included
**Note: Above Prices Include an Increase Allowance for delayed site start - Construction Commencement by end of September 2022*	Included
Sub-Total	$460,520.00
Land Price - Lot 6512 Aerodrome Drive, Akuna Vista	$715,500.00
Total House & Land Price Package	$1,176,020.00

Notes / Exclusions:

- *Standard Run of service connections allowed only*
- *Includes removal of up to 3x loads (36 tonne) of spoil during construction*
- *Excludes Landscaping/Fencing*

OPTIONAL Upgrade Items - Akuna Custom 23	
Item	**Total (incl. GST)**
Allowance for front fence, retaining wall, steps to suit estate guideline design requirements as marked on plan (subject to estate approval)	$26,250.00
Full height tiles to bathrooms and ensuite in lieu of standard	$4,550.00
24x Downlights to main living areas (including patio, entry hallway, kitchen, wip, living, dining room to ground floor and hallway and stairs to first floor)	$2,880.00
F&P 90cm Appliance Pack (incl. 90cm s/steel elec oven, 90cm s/steel natural gas cooktop, 90cm undermount rangehood)	$1,150.00
Roller blinds to windows & sliding doors (excluding wet areas)	$5,400.00
Alarm package - Including 1 x Bosch 2000 Alarm System, 1 x LCD Code Pad, 4 x Sensors, Internal & External Sirens	$1,280.00
**Note: Above Prices Include an Increase Allowance for delayed site start - Construction Commencement by end of September 2022*	Included