



**WILTON  
GREENS**

# Tyndall 14

Tyndall 14 is a narrow lot single storey home designed to accommodate a growing family.

With 4 spacious bedrooms, a walk-in pantry and walk-in linen closet, there's plenty of space for living and storage. The open plan design ticks all the boxes when it comes to comfort and style, as well as entertaining guests.

- Walk-in robe to bedroom 1 and 2
- Open plan dining/living area with galley-style kitchen and walk-in pantry
- Option to turn the 4th bedroom into a study or media room

 4  2  1

House size	129.5m <sup>2</sup>
Lot number	1223
Lot size	349m <sup>2</sup>
<b>House + Land price</b>	<b>\$699,470.00</b>

- Standard site costs are included
- Council requirements & preliminaries
- Service connections
- Energy efficiency allowance
- Standard BASIX

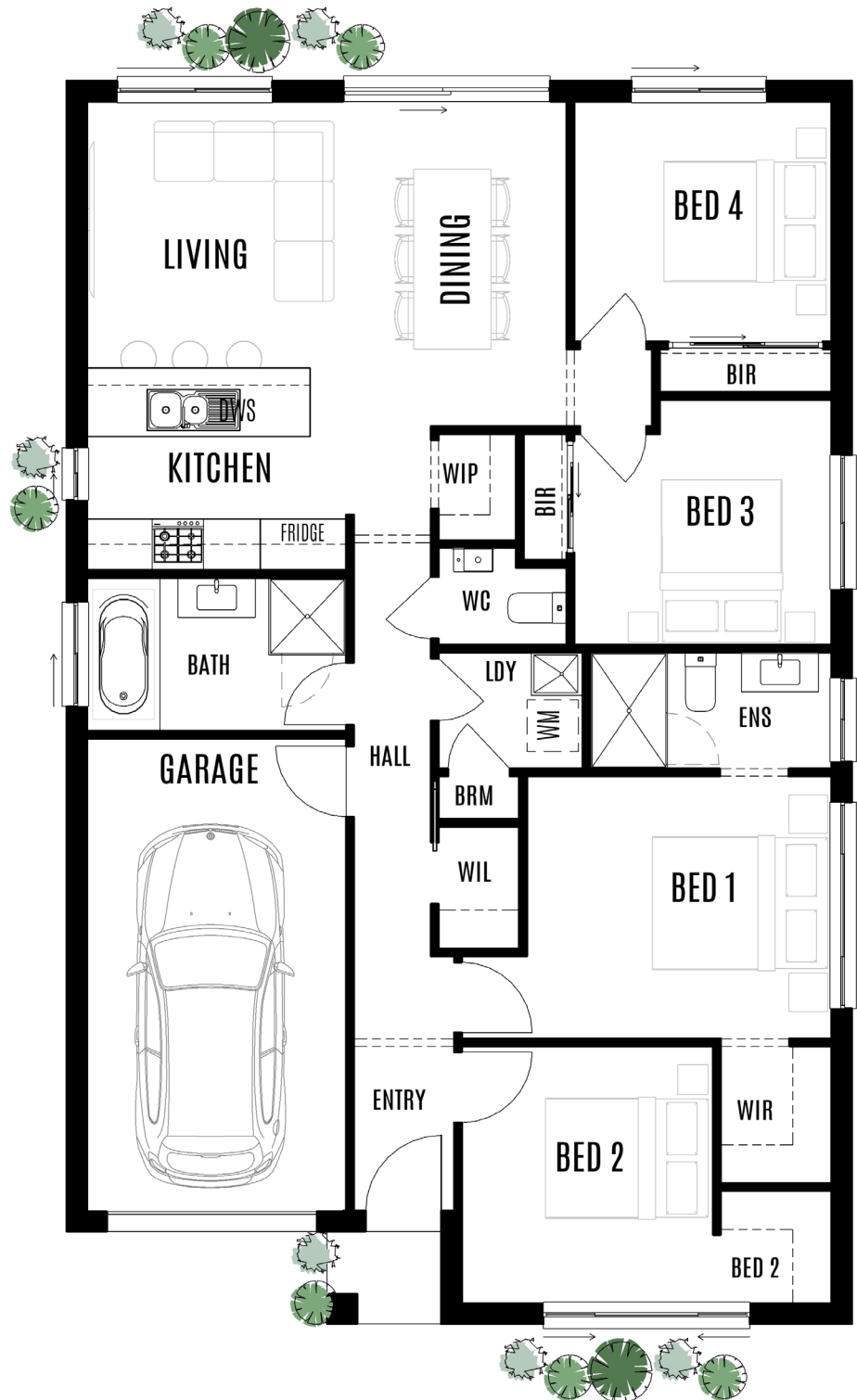


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 Call 1300 30 11 38

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# TYNDALL 14



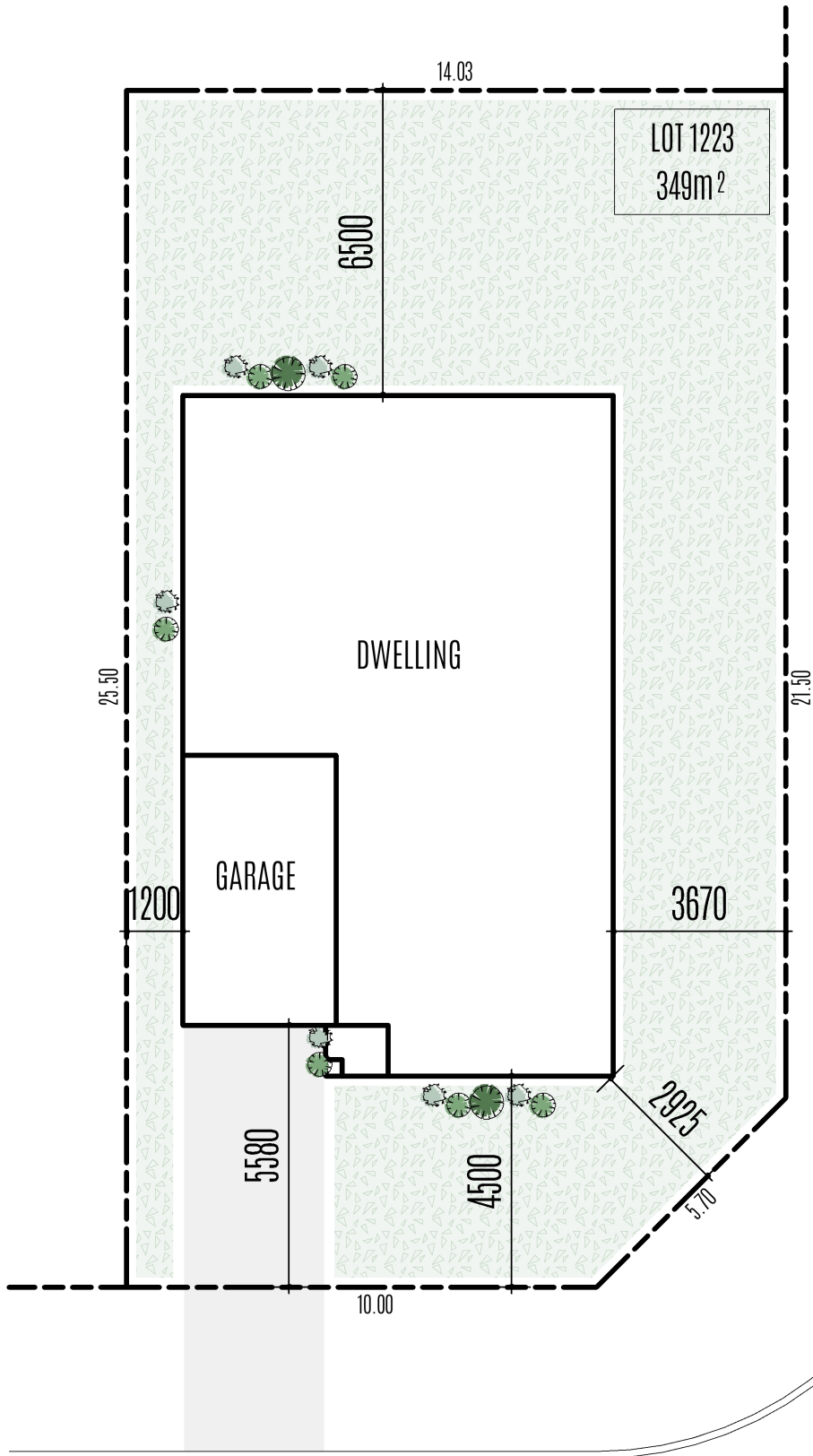
## HOUSE SIZE

Total area	129.5m <sup>2</sup>
House length	14.5m
House width	9.16m
Block width	11m

## ROOM SIZE

Living	2.88 x 3.11	Master bedroom	3.55 x 3.06
Dining	2.71 x 3.79	Bedroom 2	2.93 x 3.00
Kitchen	4.01 x 2.36	Bedroom 3	3.00 x 2.86
Garage	3.02 x 5.52	Bedroom 4	3.00 x 2.80

# SITE PLAN



# ROAD 19

# ROAD 7



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**Wilton Greens - Lot 1223 - Single Storey - Tyndall 14sq 4 Bed Package Pricelist**

Item	Total (incl. GST)
<b>Base House "Value Plus" Inclusions - Tyndall</b>	<b>Included</b>
(Incl. Standard Standard site costs & piling, M Class slab, Brick Veneer external walls, Treated timber frame, 2450mm ceiling ht, Concrete tiled roof, Std range tiled or Hybrid flooring to main floors and carpet to bedrooms/robes)	Included
Single Car Garage	Included
Classic Façade - including concrete roof tiles and full height brick column with exterior coating paint finish to front patio	Included
Ducted Air Conditioning system - 12.24kw incl. 2 zones - up to 7 outlets	Included
<u><b>Additional Site Specific Site Costs</b></u>	
H Class waffle pod Slabs to suit council requirements	Included
Additional Temp Fence (corner lot)	Included
Side Façade Upgrade (for second street frontage) - for estate compliance for corner lot sites	Included
Additional construction elements to comply with electrical pad mount sub station to corner of lot	Included
<u><b>Additional Inclusions</b></u>	
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
NBN Hub	Included
Digital TV Antenna	Included
Coloured concrete Driveway - incl. up to 30m2 coloured concrete driveway, path to entry patio from driveway and council crossover, council fees, excavation	Included
<b>*Note: Above Prices Include an Increase Allowance for delayed site start - Construction Commencement by July 2023</b>	<b>Included</b>
Sub-Total	\$289,470.00
Land Price	\$410,000.00
<b>Total House &amp; Land Price Package</b>	<b>\$699,470.00</b>

**Notes / Exclusions:**

- Standard run of service connections allowed only
- Includes removal of 3x loads (36 tonne) of spoil during construction
- Excludes retaining walls
- Excludes Landscaping/Fencing





# Why build with Worthington?

Here are 10 reasons why Worthington Homes is a better choice.

- 1 You're not just a number**  
You get your own dedicated Site Manager and will receive regular project updates.
- 2 Enjoy a personalised service**  
We're all here to help and guide you throughout the journey to building your new home.
- 3 No ghosting, guaranteed**  
Call the office and we will respond to your enquiry as promptly as possible.
- 4 High-quality inclusion options**  
Choose from a wide selection of inclusions for a variety of budgets and tastes.
- 5 Talk to real people**  
Only real people answer our phones, not automated robots or machines.
- 6 Minimal building disruption**  
We're proactive in solving any challenges along the way to minimise any delays.
- 7 All site costs are included**  
Your tender includes site works, council DA/CDC, connection services, BASIX and more.
- 8 What you see is what you get**  
We offer value-for-money and will always be upfront on costs so there are no surprises.
- 9 No compromising on quality**  
Your home is built to a high standard of workmanship - exactly as it should be.
- 10 We'll build great memories too**  
Every home owner receives a personalised memory book as a keepsake of your journey.

**“** We aim to make the journey of building your new home both **simple** and **stress-free**



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