



**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

1247

Lot size

275m<sup>2</sup>

**House + Land price**

**\$721,370.00**

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



**WORTHINGTON HOMES**

Call 1300 30 11 38

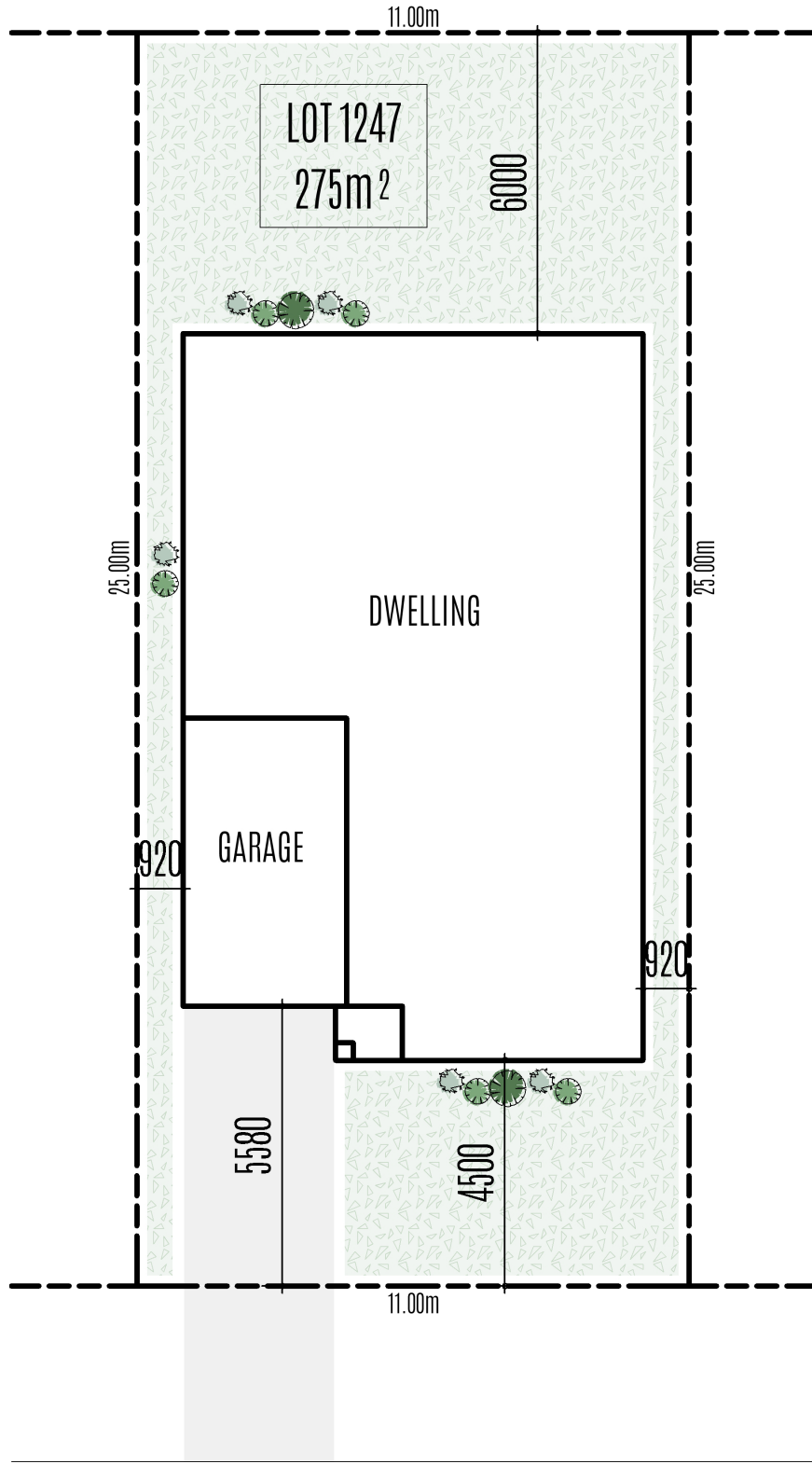
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This floor plan illustrates a 4-bedroom property with a garage. The layout includes a large living area with a fireplace, a dining room, and a kitchen equipped with a double oven, refrigerator, and sink. A central hall provides access to four bedrooms (Bed 1, Bed 2, Bed 3, and Bed 4), two bathrooms, a WC, a laundry room, and a garage. The plan also shows several wardrobes (WIP, BIR, WM, WIR) and a linen closet (LDY). The house is surrounded by landscaping, including trees and shrubs, and features a front entrance and a rear garden area.

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

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 20



## Wilton Greens - Lot 1247 - Single Storey - Tyndall 14sq 4 Bed Package Pricelist

Item	Total (incl. GST)
Base House "Value Plus" Inclusions - Tyndall	Included
(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>Additional Site Specific Site Costs</u>	
H Class waffle pod Slabs to suit council requirements	Included
<u>Additional Inclusions</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>	Included
Sub-Total	\$286,370.00
Land Price	\$435,000.00
<b>Total House &amp; Land Price Package</b>	<b>\$721,370.00</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

## What are the next steps?

- ☒ Are you pre-approved for finance?
- ☒ Do you have a Solicitor available to review contracts?
- ☒ Have you seen the proposed site and lot?
- ☒ Are you informed about the new Wilton Greens estate?
- ☒ Did you review the floor plan, site plan, inclusions and pricing?

If you're ready to book an appointment with our sales team to secure your house and land package, please call us on **1300 30 11 38**.



# 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**



**WORTHINGTON HOMES**