



Noosa façade

Davenport 21

 4  2  2

Davenport 21 is a perfectly sized family home ticking all the boxes for contemporary living.

Featuring 4 bedrooms and an open plan living/dining area seamlessly connected to a large outdoor alfresco, the Davenport 21 is perfect for small and large families.

- Ensuite and two side-by-side walk-in robes adjoining the master bedroom
- Modern galley-style kitchen overlooking an open plan living/dining space
- Convert one of the bedrooms into a study
- Plenty of storage space throughout

House size 193m²
Lot number 1103
Lot size 450m²
House + Land price \$902,108

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

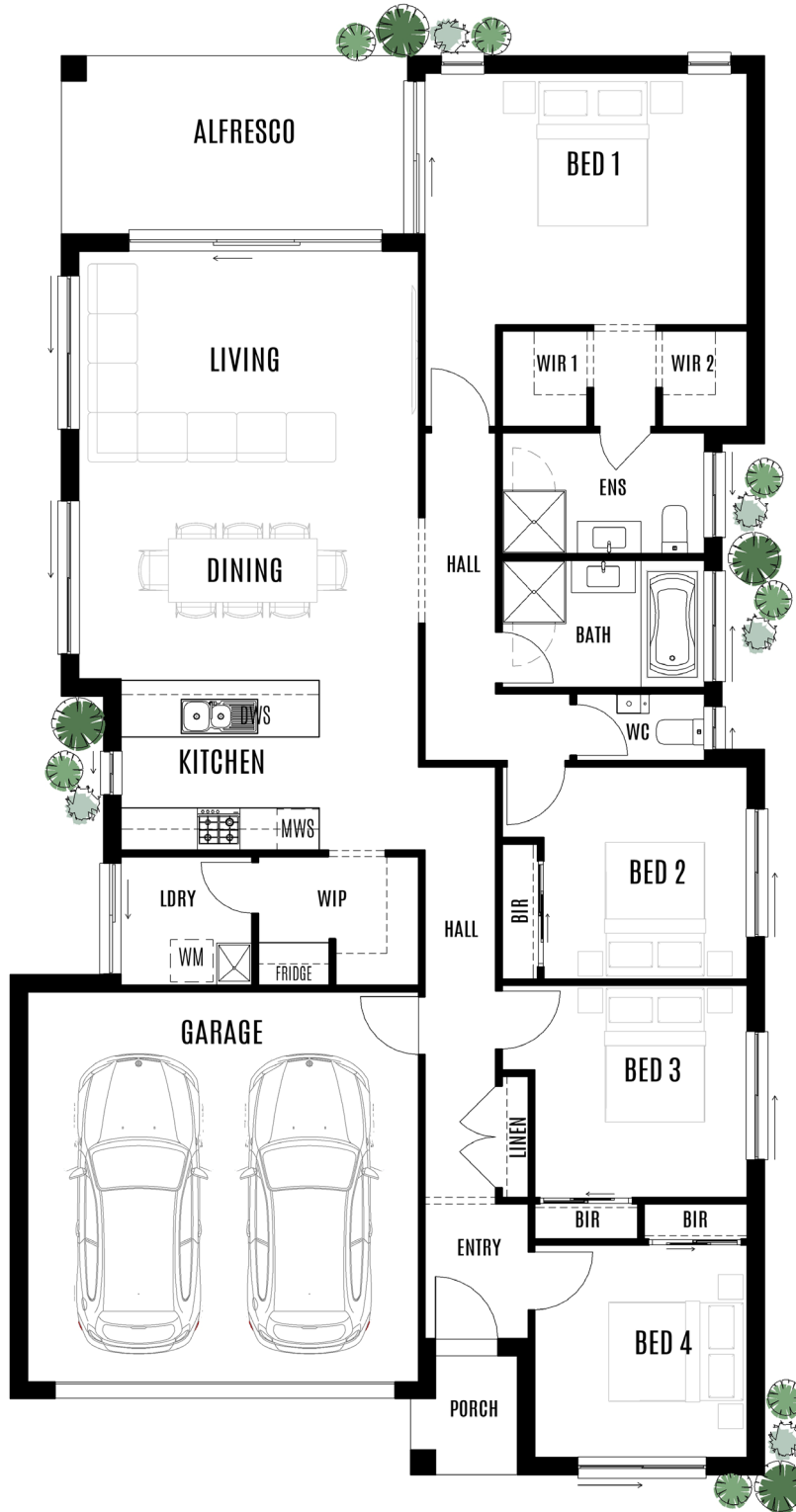


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DAVENPORT 21



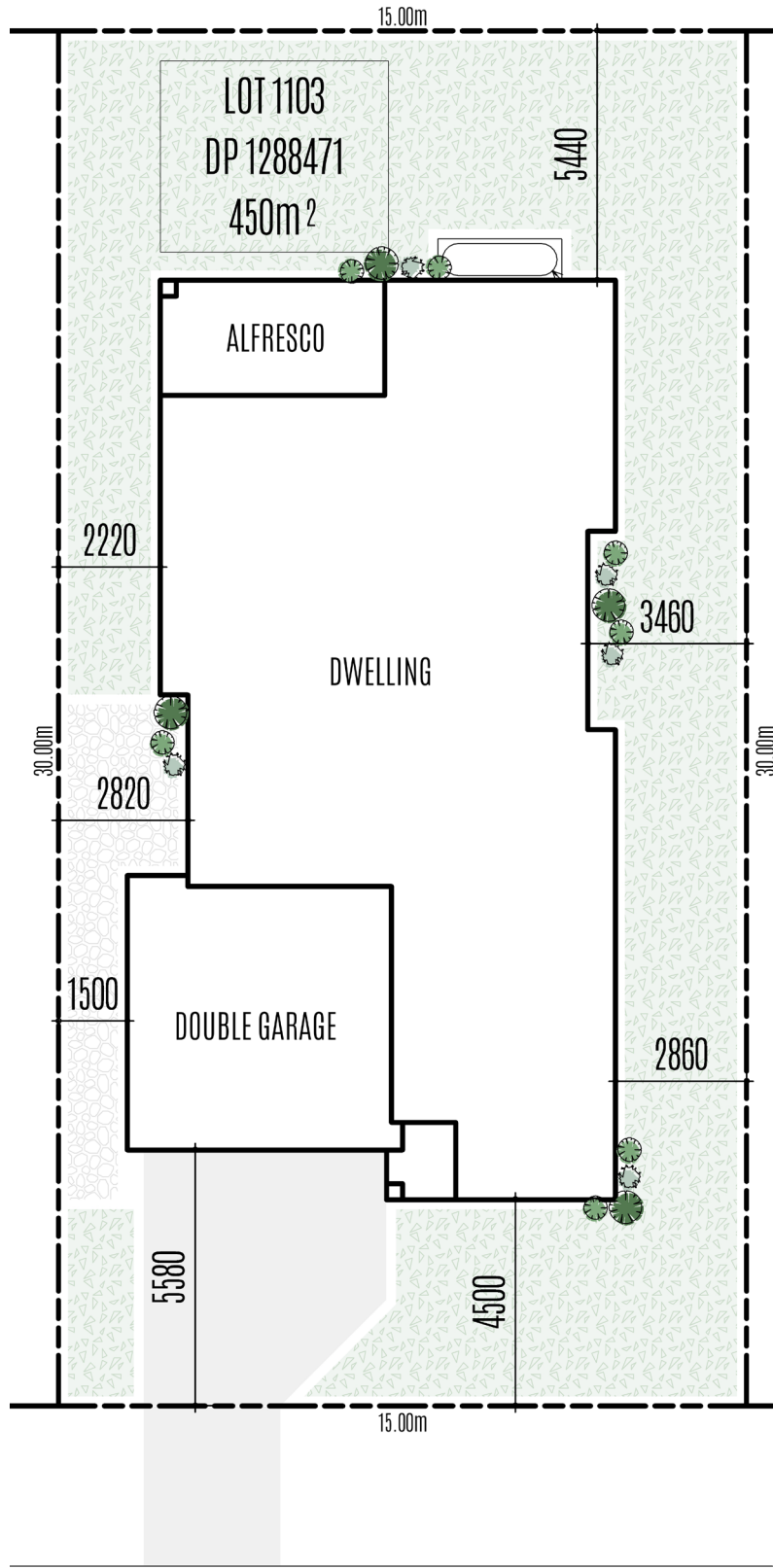
HOUSE SIZE

Total area	193m ²
House length	20.06m
House width	10.64m
Block width	15m

ROOM SIZE

Living	4.80 x 3.07	Master bedroom	4.55 x 3.56
Dining	4.80 x 3.00	Bedroom 2	2.87 x 3.00
Kitchen	2.80 x 2.40	Bedroom 3	3.00 x 3.00
Alfresco	4.89 x 2.52	Bedroom 4	3.00 x 3.00
Garage	5.52 x 5.52		

SITE PLAN



FERRIS STREET



Watagan Park - Lot 1103 - Single Storey - Davenport 21 - 4 bed House Package Pricelist	
Item	Total (incl. GST)
Base House "Lifestyle" Inclusions - Davenport	Included
(Incl. Standard Standard site costs & piling, M Class slab, Brick Veneer external walls, Treated timber frame, 2590mm ceiling ht, Concrete tiled roof, Std range tiled or Hybrid flooring to main floors and carpet to bedrooms/robes)	Included
Double Car Garage	Included
Covered Rear Alfresco - 4.89m x 2.52m	Included
Noosa Façade - including concrete roof tiles, gable end roof with Hardies Stria horizontal cladding and decorative wall vents, paint finish double posts and stackstone cladding to piers to front patio, paint finish acrylic render to with decorative glazing bars to front facade and select face brickwork to external walls of side and rear elevations	Included
Ducted Air Conditioning system - Single Storey Installation - 12.24kw incl. 2 zones - up to 7 outlets - 1 std. controller	Included
<u>Additional Site Specific Site Costs</u>	
H Class waffle pod Slab (if required)	Included
Zone allowance - North	Included
<u>Additional Inclusions</u>	
Coloured concrete Driveway (double garage) - incl. up to 60m2 - Coloured concrete driveway, path to entry patio from driveway and plain concrete council crossover, council fees, excavation	Included
Sub-Total	\$473,220.00
Land Price - Lot 1103 Ferris Street, (Tattler Ridge) Watagan Park	\$428,888.00
Total House & Land Price Package	\$902,108.00

Notes / Exclusions:

- Standard Run of service connections allowed only.
- Includes removal of 3x loads (36 tonne) of spoil during construction
- Excludes excavation or removal of rock
- Excludes retaining walls
- Excludes Landscaping/Fencing
- Site Costs/allowance subject to contour survey and site reports upon land registration (if applicable)
- No allowance for B.O.S. and subject to Sydney Water approval
- Excludes demolition and removal of existing services
- Excludes tree removal
- Excludes traffic Control
- Excludes Council development contribution fees
- Excludes Hydraulic Engineering, OSD and Flood Level compliance. To be confirmed via Council and Report Assessment (if required)
- All pricing subject to site inspection reports, assessment and authority approvals
- Excludes acoustic upgrades/improvements

OPTIONAL Upgrade Items - Davenport Single Storey

Item	Total (incl. GST)
Northcote Façade - including increased porch width, raised roof section with horizontal timber battens and full height brick columns with exterior acrylic render paint finish and feature corner glass window to bed 1	\$3,950.00
Highlands Façade - including horizontal cladding to front wall and 1m returns to side and entry door, extended width patio, 2x piers with moroka external coating and timber posts with stain finish, feature awning windows to front façade, stain finish feature entry door, timber tone garage door	\$6,950.00
Leura Façade - including gable ends to roof with horizontal cladding & decorative moulded vent, 4x face brick piers with painted pier cap and double timber posts with paint finish, colorbond roof and feature stained finish entry door with sidelight	\$12,500.00
2700mm Ceiling height in lieu of 2590mm ceiling height	\$5,650.00
Video Intercom – WIFI, TOUCH -1 x Video door station (Surface Mount) -1 x 7 inch Touch Screen LCD Colour Monitor WIFI enabled	\$1,320.00
Alarm package - Including 1 x Bosch 2000 Alarm System, 1 x LCD Code Pad, 4 x Sensors, Internal & External Sirens	\$1,350.00
Basic Landscaping and fencing package Allowance - Including 1800mm high Fencing, Lawn, garden beds, plants, mulch & brick edging, pebbles to blind side of house, fold down clothesline, letterbox, machinery, landscaping site clean, excavation and labour.	P.O.A.

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?
- 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**.



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3 No ghosting, guaranteed

Call the office and we will respond to your enquiry as promptly as possible.

5 Talk to real people

Only real people answer our phones, not automated robots or machines.

7 All site costs are included

Your tender includes site works, council DA/CDC, connection services, BASIX and more.

9 No compromising on quality

Your home is built to a high standard of workmanship - exactly as it should be.

2 Enjoy a personalised service

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4 High-quality inclusion options

Choose from a wide selection of inclusions for a variety of budgets and tastes.

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