

# LOT 39 BLUEGRASS CIRCUIT SOMERS & HERVEY ESTATE | RASMUSSEN



**Fresh Homes**  
BUILT NEW JUST FOR YOU

**FOR  
SALE**

HOUSE AND  
LAND PRICE

**\$521,405**

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## THE WARATAH 185

LAND SIZE 480m<sup>2</sup>

### PACKAGE INCLUDES:

- 25 Years structural guarantee\*
- Air-Conditioning throughout
- Colorbond Roof, Gutters & Fascia's
- Security Screens to windows & sliding glass doors
- Key Locks to windows
- Tiles to Porch
- Quality tiles & carpet
- Stunning Stone Bench Tops to Kitchen
- TECHNIKA quality cooking appliances
- Tiled niches to En-suite & bathroom
- Shower on rail to En-suite & bathroom
- Soft Close Vanity Cupboards
- Polish edge mirrors to En-suite & bathroom
- Double Remote Controlled Garage
- Ventilated Eaves for Ceiling Insulation
- LED Lighting
- NBN Connection
- TV Antenna
- SOLAR Ready
- C2 Wind ratings
- Stone Aggregate Driveway
- Wall Mount Clothesline
- Rendered Letterbox
- Landscape Garden
- Topsoil & Turf
- Automatic Irrigation

Living Area	128.63m <sup>2</sup>
Garage Area	36.55m <sup>2</sup>
Alfresco Area	15.00m <sup>2</sup>
Porch Area	2.10m <sup>2</sup>
<b>Total Area</b>	<b>182.28m<sup>2</sup></b>

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