

# Home & Land Package



## Gledswood Hills

MITCHELL 22 - Coastal




# \$474,030

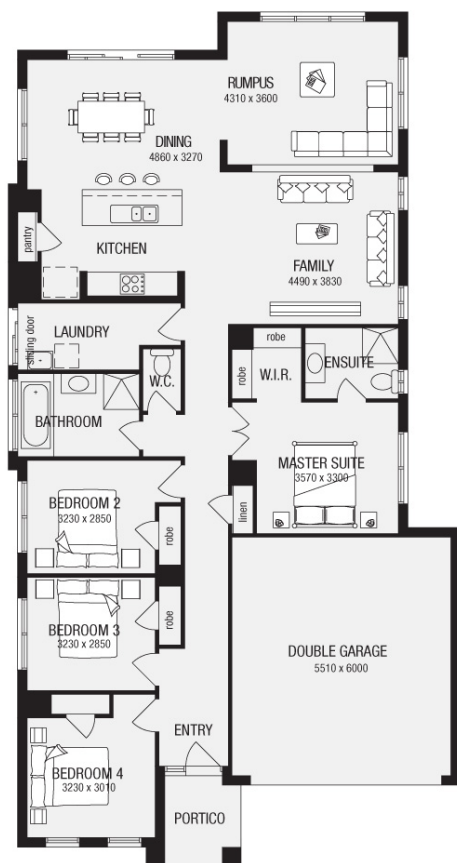
Package based on land priced at \$250,000.  
Contact Geoff Stocker on 0427769247 for land sales information.

Flexibility and choice – choose your dream home on your perfect block. Metricon's great relationships with the best land developers in leading estates, means you get to select from the prime blocks. With the specialised Geosite program you can view your house on the block of your choice.

That's the Metricon advantage!

### Our package includes:

-  4 • 25 year structural guarantee
-  2 • Allowance for site costs, foundations and connections
-  2 • Allowance for Basix
-  2 • Paved driveway and front path to portico
- Natural concrete to nature strip crossover
- Carpet and tiles throughout home
- Brick letterbox
- 6 star energy rating
- Turf to front and rear yard



For more information on our current promotion contact

# 1300 METRICON



Metricon reserves the right to change prices without notice. The new home contract is valid for a period of 240 days from date of initial deposit. In the event that the new home contract does not become unconditional within 240 days Metricon reserves the right to increase prices. Site costs are approx only for flat blocks up to 500m<sup>2</sup> with a 5.5m setback to the garage, based on 'M' class slab and standard piling. Excludes import/ export of fill, rock digging and removal, dropped edge beams, hydraulic design and/or installation, difficult site access, tiger tails, site electrical poles, tight site access, additional concrete pumps, unusual council fees and other council and statutory bodies requirements and are subject to a soil test and survey carried out by our consultation contractors. Basix includes all energy and water saving requirements, one tank up to 3000 litres and must have natural gas available (individual site assessment will be carried out). Floor tiles and carpet select from Cat 1. Some floor tiles may incur extra laying charges. Pavers from builders range Cat 1 and are from front boundary to garage(5.5m). Concrete slab to nature strip up to 4.0Lm (does not include providing, moving or rectifying gutter crossing or council security bond). Garages that are below street gutter level will require grated drains and connection at an additional cost. Front paved path is from driveway to front Portico. Portico, Alfresco & Verandah concrete slabs are not included unless specifically added to tender. Driveways with more than 1m fall or Knock Down Rebuild sites will be installed at an additional cost due to site constraints. 50m<sup>2</sup> of Turf with 80/20 underlay has been included in package with the exclusion of the nature strip. Home & Land packages are correct at time of printing and subject to change without notice. The land purchase does not form part of the contract with Metricon Homes. Any enquiries regarding the land should be directed to the land developer and or agent. Package Created Date: 26/03/2012 Price Region: Sydney