

HOUSE & LAND PACKAGE

# LOT 799 ROSEMERRYLN LINCOLN



ORANGE HOMES

**\$850,000.00**



One Storey



180m<sup>2</sup> House



644m<sup>2</sup> Section



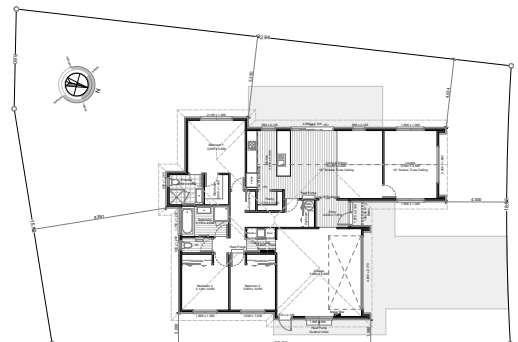
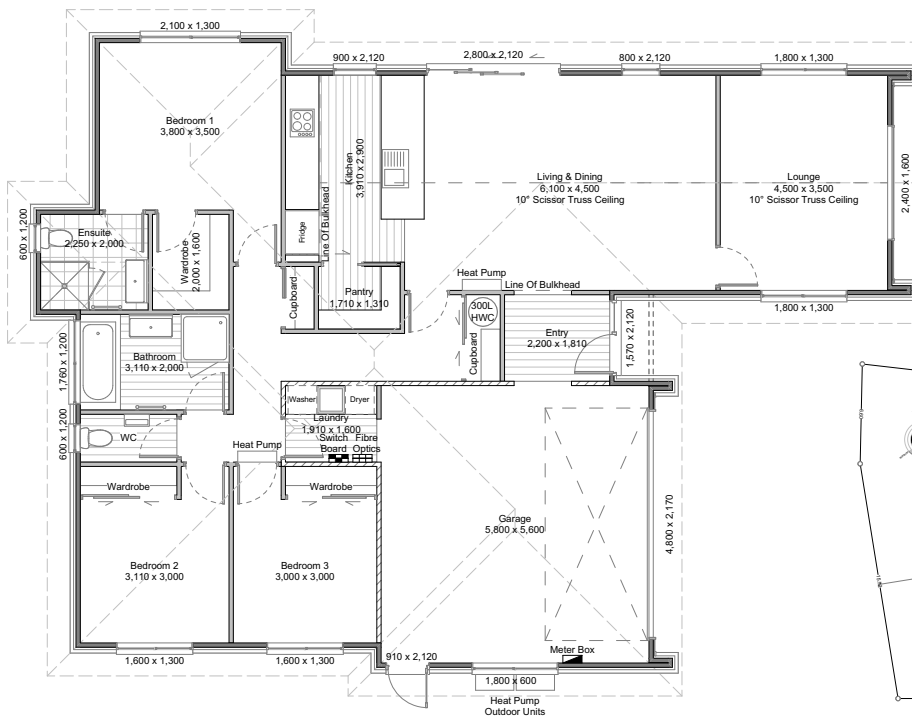
3 Bedrooms



2+ Bathrooms



2 Garage Spaces









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# LOT 799 ROSEMERRYN LINCOLN



ORANGE HOMES

<b>Package</b>	\$850,000.00	 One Storey
<b>Size</b>	180m <sup>2</sup> , 3 bedroom, 2 bathroom, double garage	
<b>Section</b>	644m <sup>2</sup>	
<b>Foundation</b>	Site Specific TC2 Engineered Foundation	
<b>Exterior cladding</b>	Brick & Axon Panel	 180m <sup>2</sup> House
<b>Roof/fascia</b>	Colorsteel Longrun Superdek Roofing	
<b>Exterior joinery</b>	Standard Aluminium double glazed units from Altherm	
<b>Front door</b>	Aluminium Plasma (PLA04)	
<b>Insulation</b>	R2.6 batts to walls & R3.6 batts to ceiling	
<b>Hot water</b>	Rheems 300L mains pressure	 644m <sup>2</sup> Section
<b>Heating</b>	Daikin Hi-wall heat pump 7.3kW	
<b>Floor coverings</b>	Robert Malcolm Paihia 100% Solution Dyed Nylon Carpet, Floorworks Vinyl Planking	
<b>Kitchen</b>	By Sockburn Joinery, Stone Benchtop Included	
<b>Kitchen appliances</b>	Bosch	
<b>Tapware</b>	Kitchen Faucet – Methven Blaze Ensuite – Methven Glide Elsewhere – Methven Glide	 3 Bedrooms
<b>Showers / Bath</b>	Bathroom: Athena Enya 0.9m x 0.9m Shower, Caroma Maxton Bath Ensuite: 1m x 1m Tiled Shower	
<b>Vanities</b>	Bathroom – Newtech Citi 900, Gloss White Seperate Toilet – Newtech Tivoli 400, Gloss White Ensuite – Newtech Citi 900, Colour Californian Oak	 2+ Bathrooms
<b>Toilets</b>	Stylus Dorado BTW	
<b>Interior doors</b>	Flush Panel 1980mm Doors	
<b>Hard Landscaping</b>	61m <sup>2</sup> Plain Concrete Driveways & 21m <sup>2</sup> Plain Concrete Patios included	
<b>Fencing</b>	Included to External boundaries	 2 Garage Spaces

40  
YEARS  
STRONG

