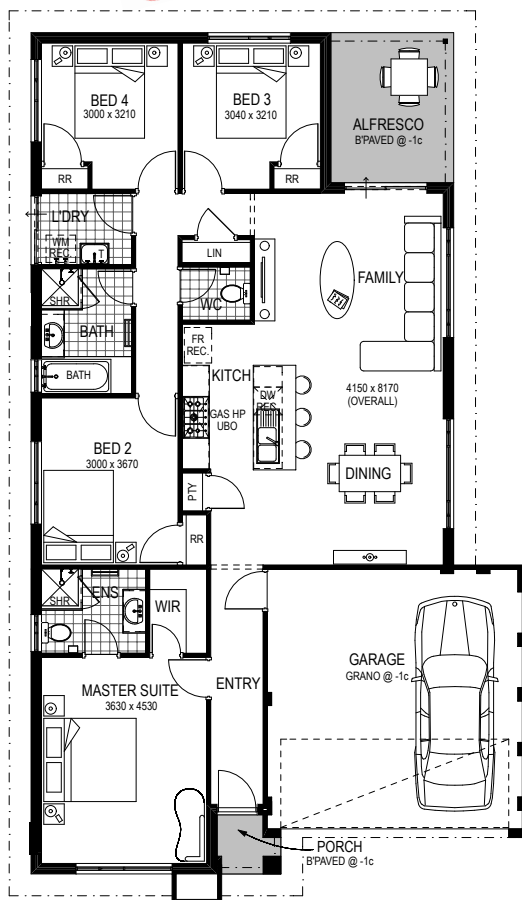


House & Land Package



**FIXED PRICE SITE WORKS
GUARANTEE**
Conditions apply



MODEL NUMBER: 8090

178 sqm



\$424,990

Lot 4, Lewin Street
Gosnells

- High ceilings to living areas
- Stone bench tops
- SMEG 900mm European cooking appliances
- Soft closing cupboards and draws
- Paved driveway, path, porch, alfresco & crossover
- Generous site works allowance
- European fittings
- Lifetime structural guarantee
- And much more...

Contact Anthony Manuel today!

0411 664 454

anthonym@impressions.net.au



Impressions
The Home Builder

Dream Living Specification

The inclusions that make a great impression.

When you build your new Dream Living Series home with Impressions you are not simply getting a house built by one of Perth's top home builders and a quality new home design - you are getting a home complete with an impressive list of standard inclusions.

KITCHEN:

33mm square postformed laminated benchtops
Stainless steel Zoe Aceros 1200mm double end bowl sink
Comprehensive range of laminate colours from Laminex,
Formica or Polyrey (from Builder's range)
Laminated (facings) to Kitchen Cupboards
Cupboard handles - select from our Designer range
Smeg 900mm stainless steel gas hotplate
Smeg 900mm stainless steel fan forced under bench oven
Smeg 900mm canopy rangehood
Dishwasher recess with cold water supply and a single GPO (where shown on plan)
Zoe Lioni 4 star chrome sink mixer
Soft closing doors and drawers

INTERNAL:

Cove cornice throughout
Gainsborough internal lever door handles (from Builder's range)
Privacy locks to Bathroom, Powder, Master Suite or Ensuite
Shelf and hanging rail to robes
Linen Cupboard with 4 shelves (where shown on plan)
Chrome floor wastes throughout

GARAGE:

Remote controlled sectional Garage door (from Builder's range)
Ceiling to garage lined with durasheet

ADDITIONAL INCLUSIONS:

Lifetime Structural Guarantee (for original owner occupier)
Lump Sum Building Contract
Costs of Plan included
Double clay brick construction
Engineer designed slab and footings
Choice of external clay bricks (from Builder's range) with cream rolled joints
Insulation - minimum R4.0 batts to house and garage
Metal corner beading to all high trafficable corners
RCD Safety Switch to all lighting circuits and power point circuits
6 month maintenance period
Gas continuous flow hot water unit
Double GPOs (where shown on plan)
2 hard wired smoke detectors
Two external garden taps
White ant treatment
Blue pine roof timber treated for protection against European House Borer
Electrical consultancy assistance and individual electrical prestart
Ample light points (positioned as shown on plan)
Builder's Indemnity Insurance
Essential Living package
Painting specification includes ceilings, doors and door frames, woodwork, eaves, fascia and gutters, downpipes, gables and meter box

ENSUITE AND BATHROOM:

33mm square postformed laminated vanity benchtops
Cupboard handles - select from our Designer range
Frameless mirrors with clips
Zoe Kyra square inset basin with chrome overflow, plug and waste
Framed clear glass pivot door and shower screen
Excellent range of wall and floor tiles up to \$44/m² retail (from Builder's range)
Tiling to shower walls at 2000mm high
Ceramic soap dish to showers
Zoe Lioni 4 star chrome basin mixer
Zoe Dulcee 4 star chrome hand shower
Zoe wall faced Moderna 4 star toilet suite with soft close seat
Zoe 1500 series stainless steel double towel rails (where shown) and toilet roll holders
Exhaust fans to Ensuite and WC

EXTERNAL:

Harmony Habitat concrete roof tiles
Colorbond slotted Federation gutters, fascia and downpipes
Acrylic texture coat render (as indicated on plan)
Aluminium window frames (from Builder's range) with vent locks to all windows and sliding doors
Flyscreens to all aluminium opening windows and sliding doors
Ceiling to Porch &/or Verandah lined with durasheet
Ceiling to Alfresco lined with durasheet
Estate paint grade entry door (from Builder's range)
Gainsborough Governor entry door furniture with double deadlock
Blokpave Easipave or Vistapave paving (from Builder's range) including:
Paving allowance up to 30m² for Driveway
Paving allowance up to 3m² for path from Driveway to front entry
Paved Alfresco, Porch and/or Verandah area (to extent as shown of plan)

SITWORKS AND SERVICES INCLUSIONS:

Site Inspection
Site Contour Survey
Building Licence and standard Water Authority application fees (excluding headworks and planning fees)
10 metre sewer run
6 metre water run
20 metre allowance by Alinta Gas for Gas run (measured from front boundary to meter box)

LAUNDRY:

Zoe Tilos 45L stainless steel trough with metal cabinet
Zoe Lioni 4 star chrome sink mixer
Zoe Lioni 4 star chrome washing machine taps
Excellent range of wall tiles up to \$44/m² retail (from Builder's standard range)

* FIXED PRICE SITWORKS DISCLAIMER

Fixed cost siteworks are based on historical evidence for the suburb the home is being built in as collated in the Impressions siteworks manual. These costs only apply for green titled sandy, benched, flat level A class sites with a D10 footing detail, water, power and sewer provided in the Perth Metro area. Cost includes earthworks, compaction, stormwater removal, sewer, underground power, water and gas run ins. Any unforeseen costs, such as but not limited to removal of existing structures, buried material, tree removal and retaining are not included. Fixed Sitecosts do not include Bushfire Attack Level or Noise attenuation costings should they be required.

* The land featured in this package is advertised by agreement between Impressions the Home Builder and the land developer and/or vendor. The land is not purchased from Impressions the Home Builder but from the land developer or an authorised agent. Impressions the Home Builder is not a reseller of land but a new home builder. Land and building will form separate contracts. Whilst this offer was relevant at the time of the insertion of this advertisement Impressions the Home Builder is unable to guarantee its availability at the time of enquiry, however all attempts will be made to keep information current. Our prices include a provisional sum for siteworks, which is indicative of the suburb in which the home is being proposed. This will only be fixed after receiving proper contour surveys and engineering details. Landscaping is for illustrative purposes only and does not form part of the contract. The elevation showcased is for illustrative purposes only.

* Design and specification are subject to compliance with Developer's covenants

* Colour selections, design and specification are subject to a 6 Star assessment to meet minimum energy rating requirements

* Our continuous product improvement program may result in the specification to change without notice to a product of equal or greater value

* External renders may depict features and finishes that are nonstandard. Please refer to the plan and specification

* Landscaping and colouring are for illustrative purposes only

* Internal images are for illustrative purposes only