

ORCHID 289

Lot 6060 Road No. 45 Emerald Hills



Artist Impression

\$950,000

Generous size home on a narrow block. This home offers 4 bedrooms each with built in robes, an open plan kitchen, family and dining area, as well as additional spacious living areas to fit a growing family. The front lounge features a stunning 5m raked ceiling with large windows allowing for a great flow of natural light into the area.

4  3  1.5 

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4 | 3 | 1.5

AREAS

LIVING	230.09sqm
ALFRESCO	21.82sqm
GARAGE	28.92sqm
TOTAL	289.17sqm



INCLUSIONS

- 2550 ceiling height throughout
- 40mm Caesarstone to the kitchen
- 20mm Caesarstone to the laundry and vanities
- SMEG Linear oven and microwave
- SMEG 5 burner gas cooktop with rangehood
- SMEG semi-integrated dishwasher
- Semi-frameless shower screen
- Freestanding bath
- Floor to ceiling tiles to bathroom, ensuite and powder room
- Carpet & tiling throughout
- Fitted out robes
- Gas fireplace
- Downlights and double power points throughout
- Viridian Comfort Plus glass
- Taubmans Endure 3 coat paint system
- Colorbond roof
- R2.0 insulation batts to external walls and R4.0 insulation batts to the ceiling
- Remote control panel lift garage door
- Stackstone feature to front facade
- Reverse cycle ducted air conditioning
- Plain concrete driveway and footpath
- All BASIX and standard site costs
- Additional landscaping optional