

# 247 50- 56. Thirteenth Avenue & 105 – 135 Twelfth Avenue, Austral, NSW 2179



## House For Sale

Sunday, 23 June 2024

247 50- 56. Thirteenth Avenue & 105 – 135 Twelfth Avenue, Austral, NSW 2179

Bedrooms: 3

Bathrooms: 2

Area: 301 m2

Type: House



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0290534522

**\$945,600**

Trust and transparency is one of Verona Homes' core values and core commitments to you. From our initial consultation with you, all the way through to the building and handover of your new home, we will be utterly transparent in terms of costs, timelines, and our processes. When you build your new home in southwest Sydney with Verona Homes, you will never be left in the dark. Instead, you will always be kept in the loop through our inclusive, collaborative approach to building new homes. The only surprises you will get will be of the pleasant variety, such as finding out in no uncertain terms that Verona Homes doesn't take short cuts, and instead meticulously plans and finesses every little detail of your new home to the point of perfection.

**HOME DESIGN: MILANO 175 MODIFIED - STRUCTURAL GUARANTEE WITH OUR SUPERIOR CONSTRUCTION TECHNIQUES - PREMIUM QUALITY INCLUSIONS AS STANDARD - PERSONALISE YOUR PLANS TO SUIT YOUR NEEDS - A FAMILY BUILDER THAT TREATS YOUR NEW HOME LIKE THEIR OWN - QUICK AND EFFICIENT BUILD - SERVICE EXCELLENCE FROM A DEDICATED TEAM - 100% FIXED PRICE - A SMOOTH BUILD PROCESS**

**PREMIUM INCLUSIONS:**

- PRELIMINARIES • Full working drawings including 2 revisions (and drafting appointments) • Full engineering including structural and hydraulic • Home warranty insurance • Builders public liability and contracts work insurances • Sydney Water quick check\* • BASIX certificate and requirements^ • Long service levy • Soil report including wind rating • Private certifier fee including inspection fees • Preparation and lodgement of plans to certifier • 10.7 Certificate and title search • Applications for power, water and gas connections • Site surveys • 2.5-hour colour consultation • Electrical consultation

**SITE WORKS AND SERVICES**

- Up to 1m cut and fill • Concrete pump hire • Up to H Class waffle pod slab • Truck and trailer of excess dirt removal (1 truck load) • Fixed piercing • Sediment control • All weather access • Temporary fencing and site toilet hire • Underground single-phase power (10lm allowance) • Underground plumbing lead in allowances

**STRUCTURAL & EXTERNAL**

- 90mm timber frame walls and roof trusses • Choice of COLORBOND® metal roofing OR roof tiles with sarking • Anticon blanket to roof included with COLORBOND® • Fascia and gutter • Face brick from our Builder's range (subject to design) • Render and other materials to exterior walls (subject to design) • Up to 450mm wide eaves (subject to design) • Powder coated aluminium window frames with locks and clear glass • Flyscreens to sliding doors and openable windows • Quality entry door (up to 1200mm wide) with lock from our Builder's range • Alfresco and porch (subject to design) with tiling included • Termite treatment to comply with AS 3660.1 • Up to 50sqm of grey broom finish concrete driveway included (pour from chute) • Automatic panel lift garage door (2040mm high) with quality motor and two (2) remote controls • Up to 3000L water tank (as per BASIX)

**INTERNAL**

- 2700mm ceilings to ground floor and 2400mm to first floor • 90mm cove cornices throughout • 68mm half splayed skirting and architraves throughout • 2040mm high flush panel internal doors with door furniture from our Builders range • 3 coat paint system throughout including skirting and architraves • Insulation as per standard BASIX • Built in wardrobes with set of drawers, shelves and hanging rail • Sliding mirror wardrobe doors • Sliding frosted glass linen cupboards with shelving (subject to design) • Staircase with timber handrail, metal balustrade and carpet finish

**FLOORING**

- Choice of 450 x 450mm tiles OR Timber-look laminate flooring • Carpet with underlay to bedrooms, media room, study and first floor

**LAUNDRY**

- 45L metal tub with cabinet • Tiled splash back and skirt tiling • Quality Phoenix tapware from Builder's range • Water point for washing machine

**KITCHEN**

- Polyurethane cabinetry • 20mm stone benchtops • Finger pull and soft close hinges to cupboards and draws • Set of drawers (subject to design) • Overhead cabinetry or shelving (subject to design) • 900mm Westinghouse stainless steel freestanding cooker • 900mm Westinghouse stainless steel canopy rangehood • 600mm Dishlex stainless steel freestanding dishwasher • Quality Phoenix tapware and double bowl sink with drainer • Tiled splash back (600mm high) • Provision for water point for fridge • Bulkhead to overhead cabinetry • Microwave provision • Walk-in or butler's pantry with shelving (subject to design)

**BATHROOMS**

- Wall hung vanity with 20mm stone top (size as per plan) • Above counter ceramic basins • Full height tiling to bathrooms (1200mm tiling to WC) • Quality Phoenix chrome basin mixers • Back to wall toilet suites with soft close lid • Polished edge frameless mirrors (size as per plan) • 1500mm freestanding bathtub • Choice of ceiling rose shower OR wall rail shower • Semi frameless shower screens • Chrome floor wastes • Chrome double towel rail and toilet roll holders • Waterproofing to all wet areas

**ELECTRICAL & PLUMBING**

- Ducted air conditioning unit (2 zones and up to 8 ducts) • LED Downlights throughout (20 to single and 30 to double/acreage) • Double power points throughout (13 to single and 20 to double) • Single power points (6 total) • Ducted exhaust fans to bathrooms (subject to design) • External weatherproof power point to Alfresco • External gas point to Alfresco • Data points and TV points (1x data and 2x TV) • TV antenna (if applicable) • Hardwired smoke detectors as per BCA • Two external light points - Up/down light (subject to design) • One (1) outdoor spotlight with motion sensor • Light switches to all lights as required • 2-way switches (subject

to design) • Continuous flow 26L hot water system • Gas connection to cooker and alfresco (subject to availability) • One (1) fluorescent linear light diffuser to garage

Speak to one of our team about your new family dream home, Call us today on (02) 9053 4522

Verona Homes has the Right to alter any price without notice. Verona Homes also reserves the right to change suppliers, amend or substitute items without notice. Any substitute products will be of similar quality and fit for the intended purpose. All images used are for illustration purposes only and may illustrate upgrade choices available from Verona Homes at additional costs. The Buyer acknowledges that the published price may differ due to factors outside of the builder's control. The price does not include any fees or costs Associated with the purchase of the land. Please talk to a Verona Homes sales Consultant for further information. \*Water coordinator, sewer peg out, DA Approval fees, council bonds, contribution fees, flood reports, BAL, shadow diagrams excluded. ^3000L slim line water tank max, standard window glazing, standard tapware, R1.5 wall insulation, R2.0 ceiling insulation. #Plumbing allowances – 10lm sewer line, 10lm stormwater, 10lm mains water, 10lm gas lead in.