

# HOUSE AND LAND PACKAGE



## Prague

Dublin Facade Option

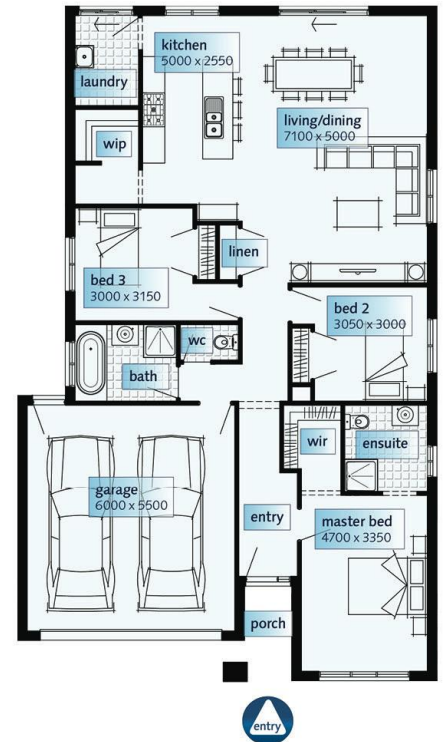


Lot 114 Madison Avenue, Sovereign Rose Estate  
Diggers Rest – 375<sup>m</sup>2

From **\$516,200**

### Package Includes:

- ✓ Fixed Price
- ✓ Guaranteed Site Start & Completion Date
- ✓ 900mm Appliances
- ✓ Colourbond Sectional Lift Garage
- ✓ Tiles to Wet Areas
- ✓ Gas Ducted Heating
- ✓ Brickwork Above Windows
- ✓ Solar Hot Water
- ✓ 6 Star Energy Rating
- ✓ 20mm Stone Benchtop to Kitchen
- ✓ Semi-Frameless Shower Door
- ✓ China Basins to Bathrooms & Ensuite



| PRAGUE  |                      |          |
|---|----------------------|----------|
| Dimensions  | SQ.M                 | Squares  |
| Ground Floor  | 139.03m <sup>2</sup> | 14.97Sqs |
| Porch   | 3.77m <sup>2</sup>   | 0.41Sqs  |
| Garage  | 36.53m <sup>2</sup>  | 3.93Sqs  |
| Total area  | 179.33m <sup>2</sup> | 19.30Sqs |
| Width 11.10m  |                      |          |
| Depth 17.87m  |                      |          |
| Suggested minimum block width: 12.50m<br>New Living range specification |                      |          |

Please contact: **Simonds Homes**

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