



PACKAGE HIGHLIGHTS

LOT: 14 PINNACLE ESTATE
MORAYFIELD, QLD

Land Size	560m ²
Land	\$470,000
Registration	Feb 2024
House Size	206.44 m ²
House Price	\$598,724

TURNKEY PRICE:

\$1,068,724

- ✓ Full Turnkey, Fixed Price, Silkwood **Gold** – 2021 NDIS Inclusions
- ✓ **Site costs as required**
- ✓ **Face brick/cladding/ Render combination to front facade**
- ✓ **Designed and costed to suit High Physical SDA & NCC Class 1B requirements. – Subject to official certification**
- ✓ 2590mm ceiling height through out
- ✓ Timber plank Vinyl flooring throughout/excludes wet areas
- ✓ **Step ramps to each external door, 1020mm external doors, 1020mm internal doors**
- ✓ 4x split system air conditioners
- ✓ **NOTE: Current QLD legislation does not include Fire sprinkler systems to be installed within SDA class 1B or class 3 Homes – should this change additional costs will apply**
- ✓ **NOTE: Community residence infrastructure fees are not included – if required**
- ✓ Designer kitchen with OMEGA stainless steel cooktop, oven & range hood & 20mm engineered stone benchtops
- ✓ 20mm stone benchtops to kitchen and bathrooms
- ✓ LED down lights throughout (excludes garage)
- ✓ Overhead cupboards & stainless steel dishwasher
- ✓ Colorbond roof & barrier screens to windows & sliding glass doors
- ✓ Ceiling fans in every bedroom, living area & alfresco
- ✓ 20 Year Structural Guarantee
- ✓ **Up to 7.8Kw Pv solar array & 11.6Kw emergency power backup**
- ✓ **Internal intercom system to all beds, front door & living**

