

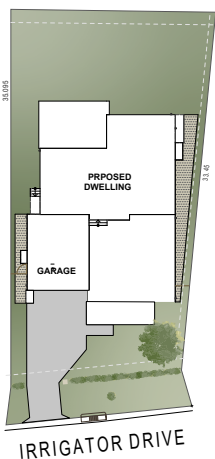
# House & Land Package



Package Price  
**\$1,695,010\***

Lot 1636,  
23 Irrigator Drive,  
North Richmond, NSW 2754

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## BETTER LUXURY + OPULENCE PROMOTION

- 2600mm high ceiling to ground floor
- Tiling to Front Porch and Alfresco
- Franke Squareline double bowl undermount sink
- Westinghouse Microwave with Trim Kit
- Glass or Window Splashback to Kitchen
- 40mm Edging to Kitchen benchtop or 20mm with waterfall ends to Kitchen Benchtop
- 2340mm interior door height to ground floor – includes linen and robe doors
- TAUBMANS ENDURE 3 coat paint system
- Posh Solus 1780mm Freestanding Bath
- Floor to Ceiling Tiling to 1x Bathroom and 1x Ensuite
- Laundry fitout which includes Laminex Formica GLOSS Cabinetry to the base
- 2 x USB phone charging points
- 4 Zone HILLS Alarm System
- 15 CLIPSAL LED downlights
- Driveway Included

## PLUS DISPLAY UPGRADES

- Upgrade Family Stone Benchtop finish to Deluxe range
- Jetmaster 700D Gas Fireplace to Family
- Staircase to Stained Maple Treads and Risers
- 2340x1200 Entry Door to Hume Haven HAV99 with Clear Glass
- Extended Porch and Balcony by 1020mm
- PLUS MUCH MORE!

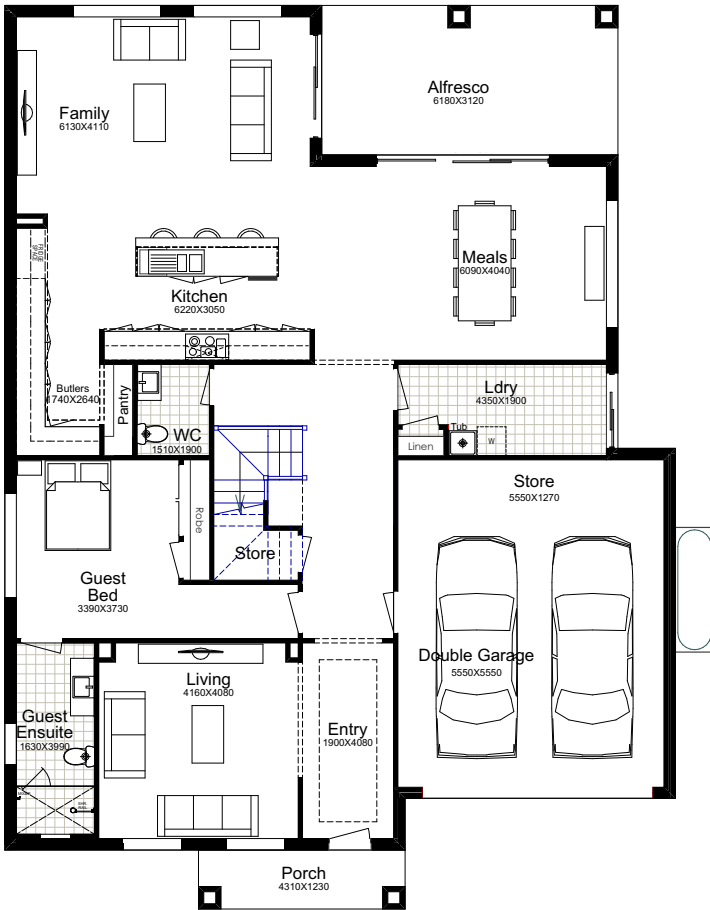
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Home Design: Hawkesbury 45R  
 Hazelbrook Facade

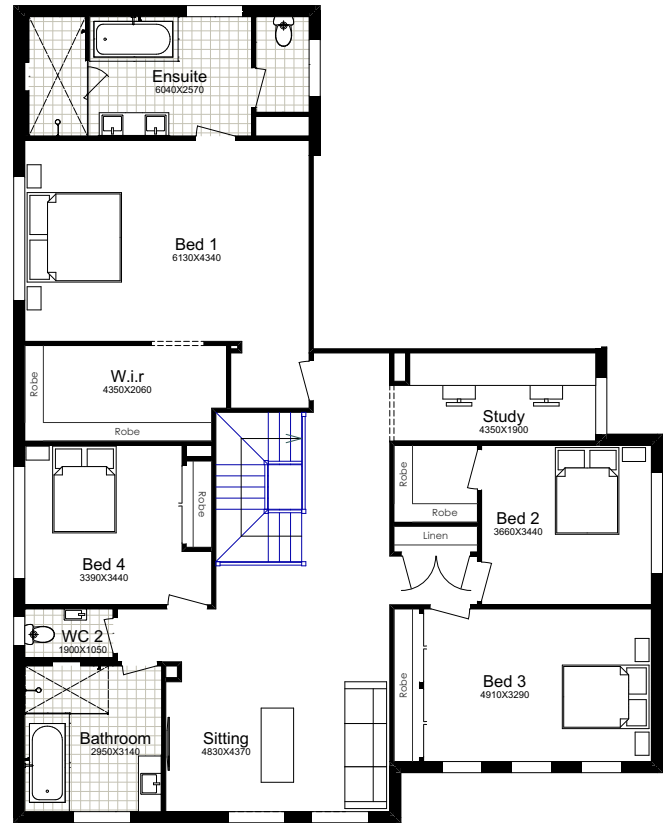
LAND SIZE

611.7m<sup>2</sup>

|               |                            |              |                      |
|---------------|----------------------------|--------------|----------------------|
| <b>Total:</b> | <b>417.59m<sup>2</sup></b> | First Floor: | 182.97m <sup>2</sup> |
| Width:        | 13.99m                     | Garage:      | 42.22m <sup>2</sup>  |
| Depth:        | 18.85m                     | Porch:       | 5.30m <sup>2</sup>   |
| Ground Floor: | 167.82m <sup>2</sup>       | Alfresco:    | 19.28m <sup>2</sup>  |



GROUND FLOOR



FIRST FLOOR



DISCLAIMER: Façade Images shown on our brochures may feature alternative upgrades. Upgraded finishes are not included in the standard range or house design and should be used as a guide only. Plan dimensions, sizes & square meters will vary dependent on the chosen house façade & design. Better Built Homes reserves the right to revise plans, specifications & prices without notice or obligation. All plans are Copyright of Better Built Homes. Licence No. 244242C.