



Artists impression only. Landscaping in indicative only. Subject to change.

Amberley 21 Special + Granny (Lot 12)

## Lot 12 | Crown Hill, Grantham Farm

# \$1,511,000

### House & Land Package

### Land Size: 521m<sup>2</sup>

#### Luxury Inclusions:

- \* Fixed site costs
- \* 2600mm ceilings to ground floor
- \* 40mm stone benchtops to kitchen & 20mm to vanities
- \* Designer polyurethane kitchen with glass splashback & butler's pantry
- \* 900mm Westinghouse stainless steel appliances incl. gas cooktop, dishwasher, oven & externally ducted rangehood
- \* Semi-frameless shower screens, wall hung vanities & freestanding bath
- \* 600x600mm Porcelain tiles throughout including full height tiling to bathrooms
- \* Carpet floor coverings to bedrooms
- \* ActronAir ducted air-conditioning System
- \* LED Lighting throughout & security alarm system
- \* Automatic garage door with remotes
- \* Flyscreens to operable windows including roller blinds
- \* Coloured concrete driveway



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## MAIN RESIDENCE

Ground Floor	146.56 m <sup>2</sup>
Garage	32.95 m <sup>2</sup>
Porch	2.26 m <sup>2</sup>
Alfresco	8.60 m <sup>2</sup>

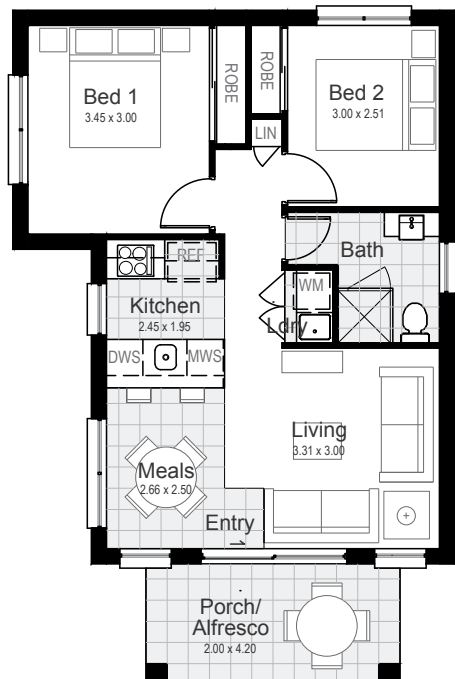
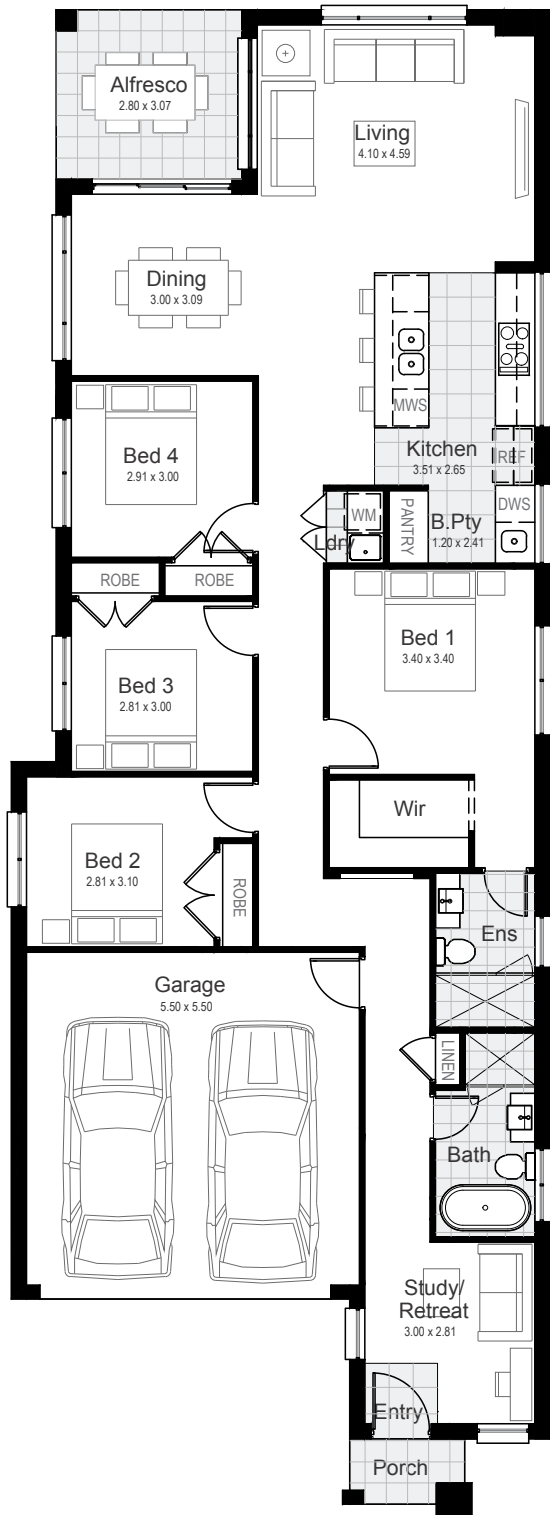
**Gross Floor Area 190.37 m<sup>2</sup>**



## SECONDARY RESIDENCE

Ground Floor	60.00 m <sup>2</sup>
Porch	8.40 m <sup>2</sup>

**Gross Floor Area 68.40 m<sup>2</sup>**



Built by **star**homes

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