

# Waterford

## House & Land Package by McDonald Jones Homes



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### Albany One

Lot 3137  
Road No. 12, Chisholm

Land 576m<sup>2</sup> House 181.6m<sup>2</sup>

The Albany is all about creating the ideal spaces for bringing the family together at the end of the day. This innovative home offers a well-considered and well-zoned flow between spaces that is designed to easily connect and fit on a smaller block, making this home a popular choice from our 25 Deep Block Range.

This home features three Bedrooms, two of which have been perfectly positioned to create a children's or guest's hub in the home, completed by an elegant Bathroom and generous Laundry. The third Bedroom, and certainly the most luxurious, is the Master Suite which comprises a large Walk In Robe and lush Ensuite that finishes off an ideal space for parents to escape to at the end of the day.

From **\$597,100\***

Land: \$254,000  
House: \$343,100

#### Features:

- Ducted Air Conditioning
- 2.55m Ceiling Height
- Fisher & Paykel Appliances
- 20mm stone kitchen and vanity tops
- Internal floor coverings
- Coloured concrete driveway and entry path
- Flyscreens to opening windows
- Letterbox and clothesline
- Light fittings

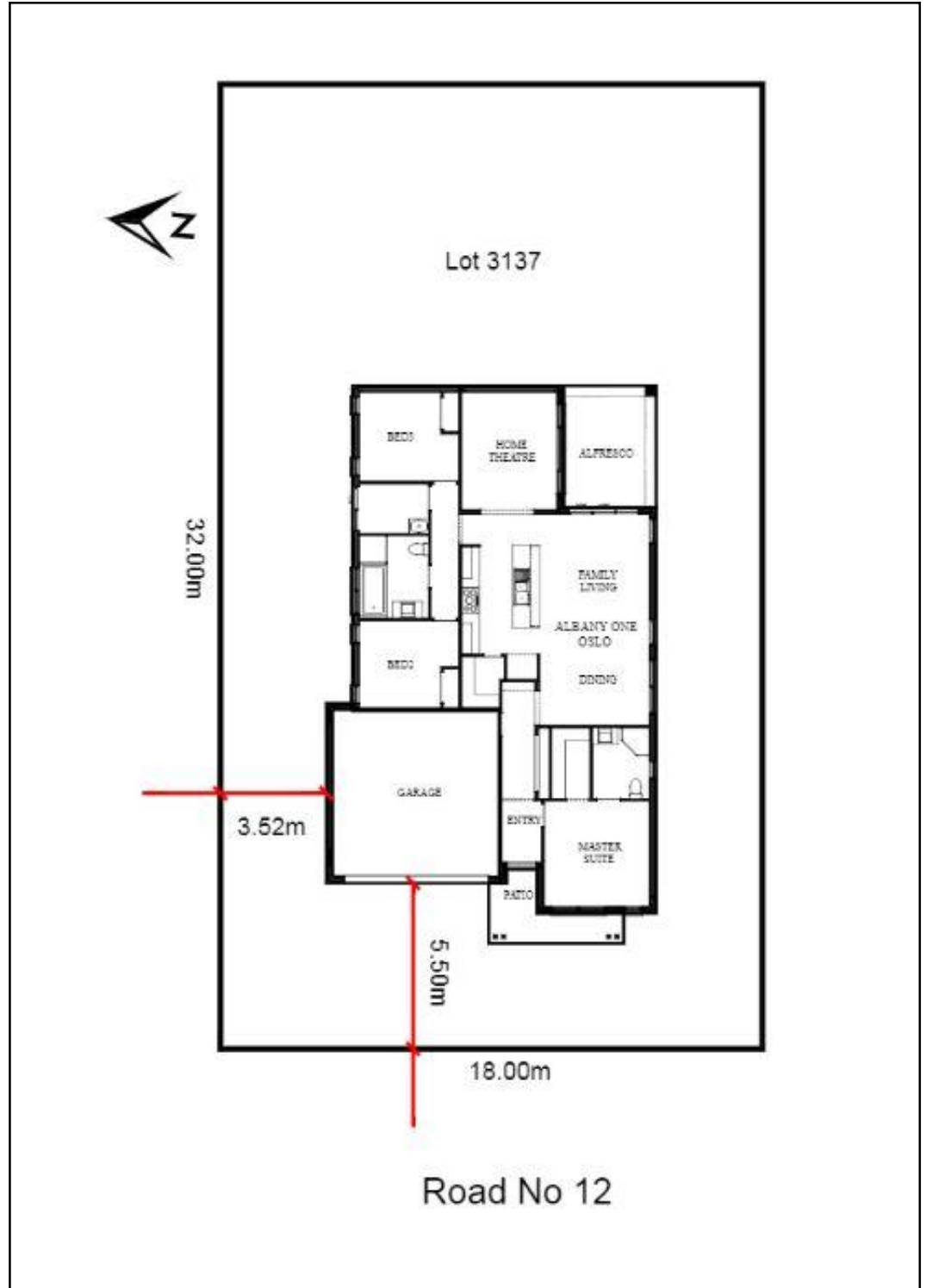
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Waterford

# House & Land Package by McDonald Jones Homes

Albany One Lot 3137 Road No. 12, Chisholm.

Land	576m <sup>2</sup>
House	181.6m <sup>2</sup>
Living	129.29m <sup>2</sup>
Porch	6.57m <sup>2</sup>
Alfresco	12.46m <sup>2</sup>
Garage	33.28m <sup>2</sup>
<b>Total</b>	<b>181.6m<sup>2</sup></b>



\*Conditions apply to all packages: Individual legal contracts apply for both the home and the land (land contract to be issued by developer) and is subject to availability. Price as at 21/11/2018. House price includes GST. The price does not include additional legal fees relating to the building and/or land contract, stamp duty and registration fees which includes transfer, change of ownership fees or any other relevant charges to the acquisition of land. Standard inclusions apply to list price. Images shown may depict fixtures, finishes and features not supplied by McDonald Jones such as alfresco decking, internal and external fireplaces, window and household furnishings and landscaping. Published prices do not include the supply of these items. Images may also depict optional variations to the house such as pendant and down lights which incur additional charges. Images are for illustrative purposes only. Images of facades shown are a guide only and material finished shown are purely an expression of the artist. Package prices are based on standard site costs/basis/work cover requirements. Fixed price house + land package is subject to statutory authority final approval. McDonald Jones Homes reserves the right to change prices or inclusions without notice. For more detailed home pricing, including details about the standard inclusions for the house and charges for optional variations, please talk to one of our consultants. Specific details, pricing and dimensions will be included in your contract. Purchasers should inform and assure themselves by inspection, independent advice or as otherwise necessary prior to purchase. All plans are copyright and no part may be reproduced or copied without prior consent from Newcastle Quality Constructions Pty Ltd ABN 82 003 687 232 - Licence number 41628 T/A McDonald Jones Homes.

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