

Waterford

House & Land Package by Metricon Homes



Elsa 23 Kingston

From **\$546,047***

Lot 3242 Red Baron Road, Chisholm
Land 544m² House 210m²

Maximum flexibility with room to grow

If you are looking for a home that offers something a little different then you'll certainly find it in the four bedroom Elsa. Designed to complement family living whilst providing maximum flexibility, choose to have either the master suite or the sitting room to the front of the home. The centrally located kitchen looks out to the open plan living area, and with an additional two living rooms, a study nook and an outdoor room, you will certainly have plenty of room to grow.

Land: \$248,000
House: \$298,047

Features:

- Siteworks and Basix Allowance
- Lifetime structural guarantee#
- Steel frame
- Colourbond roof
- Reverse cycle ducted air conditioning
- R4.0 ceiling insulation & R2.0 external wall insulation (excludes garage)
- 450mm eaves
- Floor coverings throughout
- Concrete driveway and path
- Overhead cupboards to kitchen
- Caesarstone® benchtops to kitchen
- Caesarstone® benchtops to bathrooms
- Upgraded stainless steel appliances

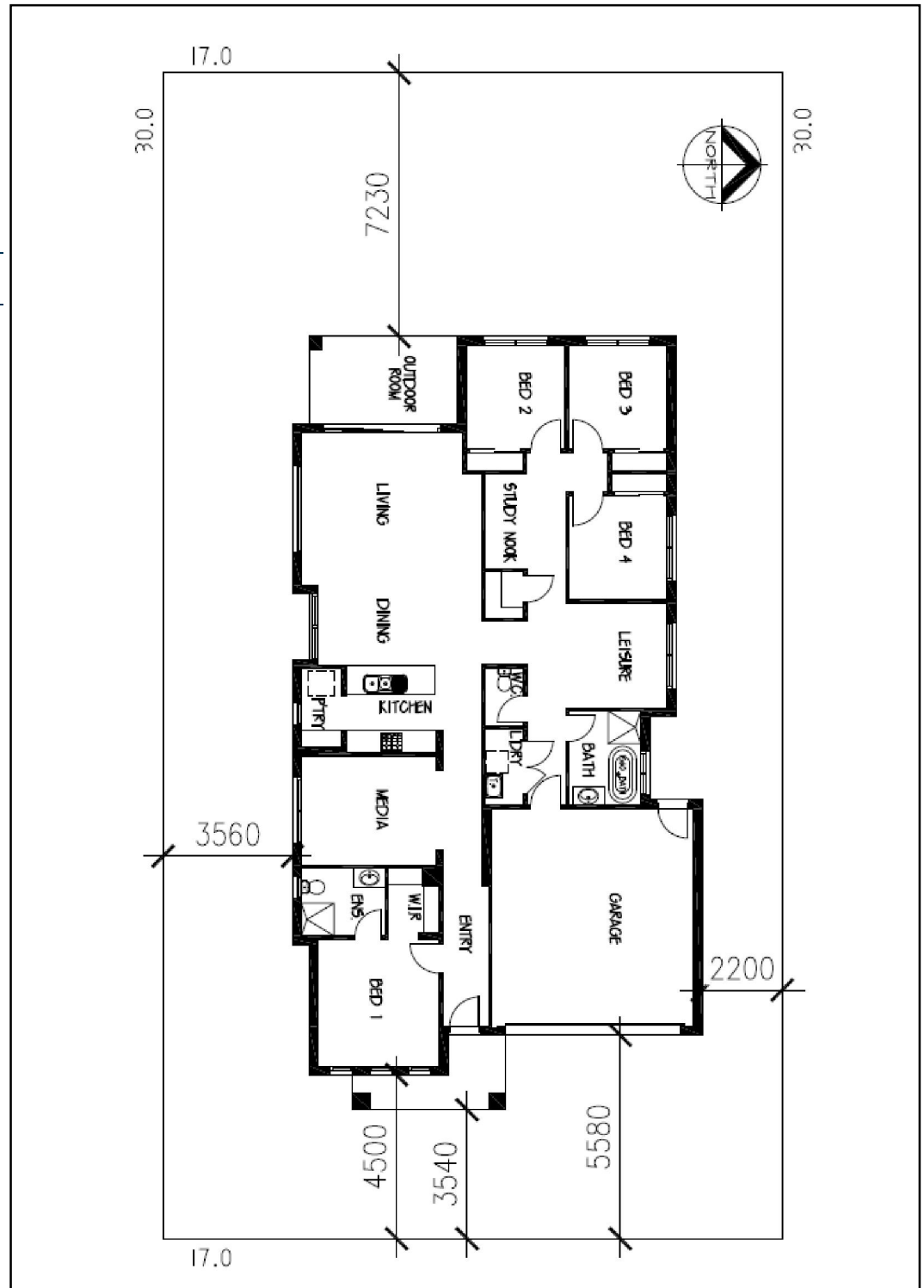
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Land	544m ²
House	
Living	160.38m ²
Outdoor	9.79m ²
Porch	3.40m ²
Garage	36.230m ²
Total	209.8m²



Images may include upgrade items and may depict fixtures, finishes and features not supplied by Freedom by Metricon such as landscaping, paths and fencing. Accordingly, any prices in this flyer do not include the supply of these items. *Price is based on Metricon's Freedom specification and standard inclusions. Package price excludes external lighting, telephone service, customer account opening fees, stamp duty on land, legal fees and conveyancing costs including titles and property report. ^Typical Site cost allowance is included in the price. Additional site cost may apply if site survey and soil test indicates footings and site works different to those expected for the location. Floor plan is a representation of a Traditional façade unless otherwise stated. For detailed pricing and inclusions talk to a Metricon Sales Consultant. Land supplied by developer. Land Prices and availability are subject to change without notice. All home and land packages are subject to developer approval. Metricon reserves the right to alter the images or descriptions without notice. # For details on our Lifetime structural guarantee visit www.metricon.com.au/terms/structural-guarantee. *Air-con unit size, zones and outlets determined by home size and design. Tender must be accepted within 14 days of presentation for promotional offer to be valid. NSW Contractor's Licence: 174699C Package Printed Date: 11/10/2019. Build region: North Coast

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