

# House & Land Package - The Novelli



\* Indicative artist's impression only, please see inclusions

Lot 382 Cronin Cl. Riverstone Hills  
\$393,100 \*

Total House : \$248,100 }  
Total Land : \$145,000 } \$393,100 \*



4 Bed



2 Bath



2 Car

**Novelli**  
+ Premier Inclusions

Land Area : 600 sqm  
Floor Area : 210.8 sqm

- Quality floor tiles to all living areas, patio and porch
- Deluxe Kitchen with Smeg ceramic cooktop, multi-function oven, rangehood and dishwasher
- Security screens to all windows and external doors
- Soil test and engineering designed to class 'S' soil & C1 wind category
- Fujitsu split system inverter air conditioners to living areas and all bedrooms
- Ceiling fans to living areas, bedrooms and patio
- Fully turfed and fenced with single and double gates
- 60mm blanket roof insulation to entire roof
- Roof trusses at 1 metre centres
- Quality electrical lights and fittings
- Exposed aggregate driveway and front path, 65 sqm allowed
- Letter box and clothes line installed
- Curtains and blinds to all living areas and bedrooms
- Bird wire to fascias to vermin proof roof
- 30 year structural warranty and 6 months maintenance period



\* This price is subject to change. Excludes legal fees, stamp duty. This plan is subject to copyright. Drawings and illustrations are a guide only.

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