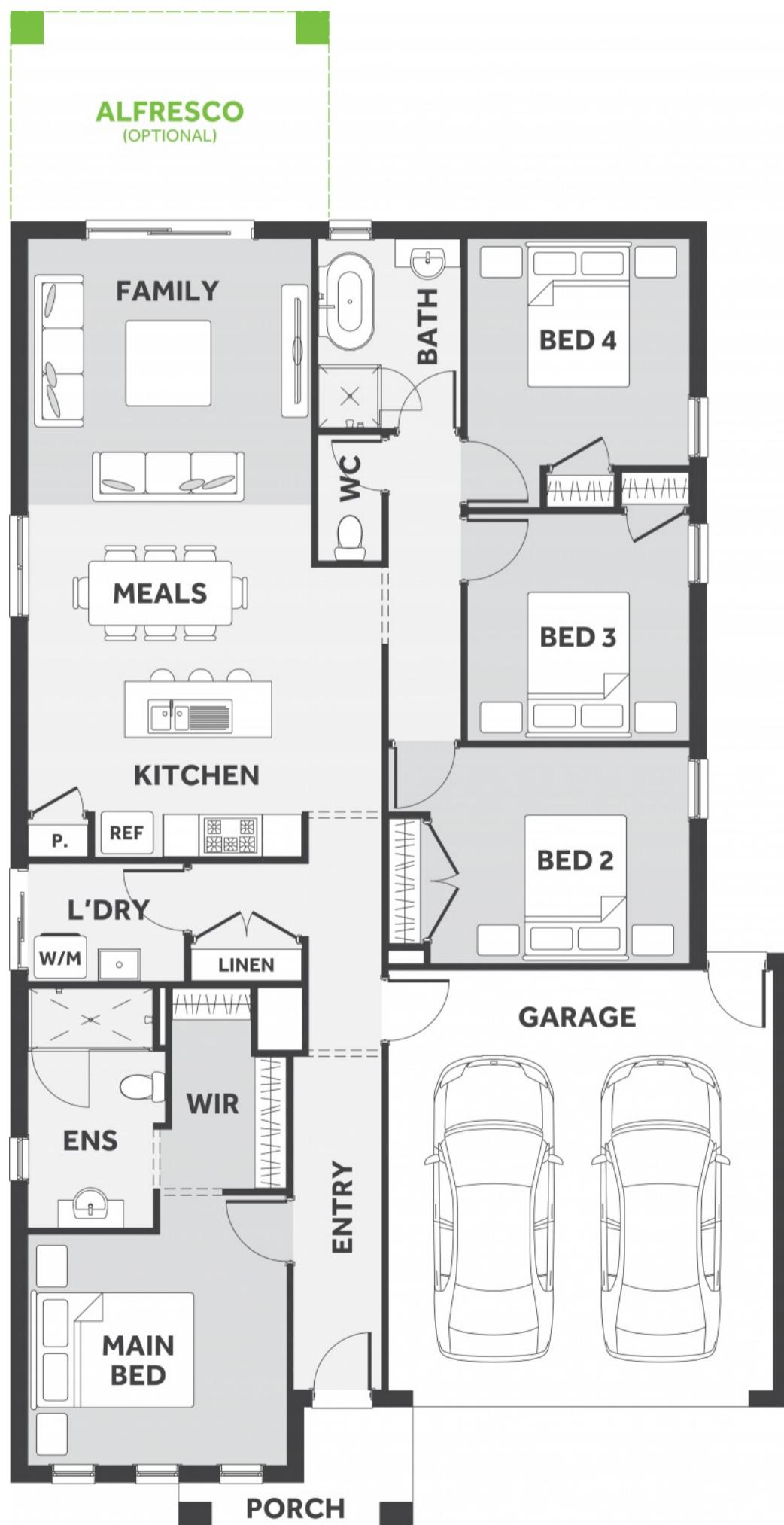


SMITHS LANE



\$693,490*

FIRST HOME BUYERS PRICE **\$683,490[^]**

Price includes standard floorplan with H2 facade.

\$888 preliminary fee to secure the home price

Lirello 2-21



19.88 sqs | 184.68m²

Lot 3220, Modesta Street

Land Size: **338m²**

INCLUSIONS

- 7 Star Energy rating compliant to the standard form and best house orientation[§]
- Double glazed windows[†]
- 4kw solar system (design specific)
- Up to 36m² Driveway colour through concrete[‡]
- Fixed site costs and connections
- Quantum zero benchtop & overhead cupboards to kitchen
- 900mm appliances & dishwasher to kitchen
- Choice of tiles or timber-look laminate flooring
- 20 downlights to the home
- Round Back to Wall Freestanding Bath
- Colorbond roof
- 25-year structural guarantee
- Council & developer requirements