



Eclipse 174

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Package includes:

- ✓ **VALUE PLUS PROMOTION: ROOF UPGRADE** - Low profile roof tiles **PLUS FAÇADE UPGRADE** – Smooth render & paint finish to front façade **PLUS KITCHEN UPGRADE** – Overhead kitchen cupboards & caesarstone kitchen benchtops

LOT 2503 Riverpark's Estate, Upper Caboolture

LAND SIZE: 400m²

HOUSE SIZE: 208.4m²

- ✓ 30 year structural guarantee
- ✓ Under roof alfresco with integrated concrete floor
- ✓ Carpet and tiles throughout
- ✓ Security screens to windows & sliding doors
- ✓ Premium LED downlights & pendant lights over kitchen island bench
- ✓ 2.6kw & 5.2kw split system a/c units to bed 1 & meals/family
- ✓ Stone kitchen benchtops
- ✓ Driveway, porch & path allowance
- ✓ \$3000 turf/landscaping allowance
- ✓ \$2500 fencing allowance
- ✓ Clothesline & letterbox
- ✓ NBN provision
- ✓ Site Costs allowance

Room Dimensions

Bed 1	3.3 x 3.6
Bed 2	4.2 x 2.7
Bed 3	2.8 x 3.2
Bed 4	3.0 x 2.8
Kitchen	3.8 x 2.7
Family/Meals	5.7 x 5.5
Garage	5.8 x 5.8

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QBCC Licence 23846. *Conditions apply. Final costs, dimensions and inclusions may vary from those listed. Images and floor plans are for illustration purposes and should be used as a guide only. Non-standard façade images shown are only included in the price if stated. Site costs allowed for in the package are an estimate only and may vary on review of soil test and contour survey. Retaining walls are not included unless stated above. Carpets, tiles and light fittings are based on Builder's standard range. The price does not include additional legal fees relating to the building and/or land contract such as stamp duty, registration fees or any other charges that relate to the acquisition of the land. Packages are subject to Developer's design review approval, approval by Local Authorities, land title and finance availability. Final pricing will depend on siting of the home and is subject to Hallmark Homes Head Office approval. Hallmark Homes may withdraw this package without notice.