

**FULL TURN-KEY**

Griffin Pocket Riverside - Griffin LOT 103

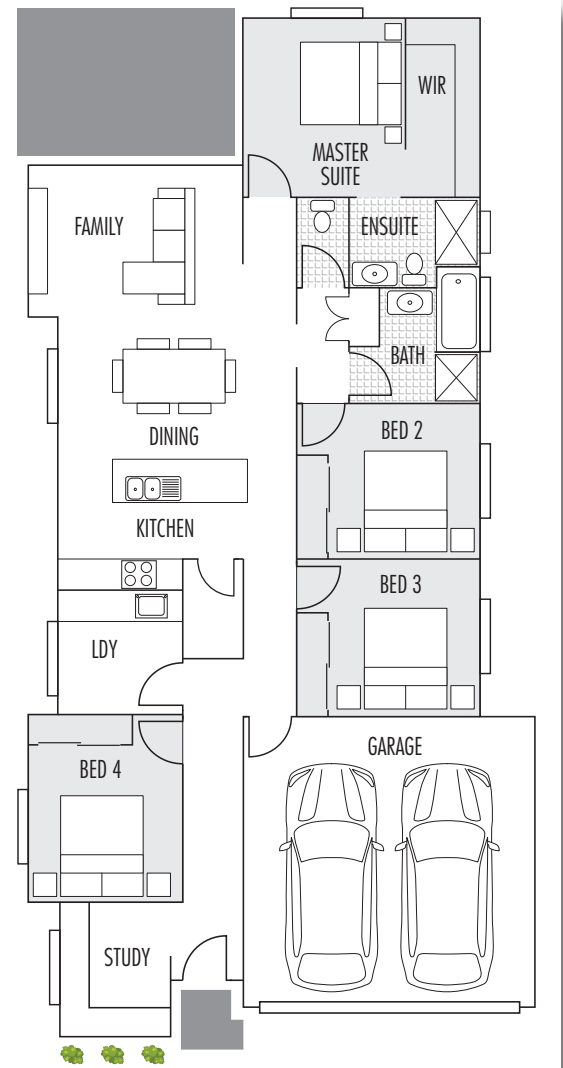
**\$445,000**

- ✓ **FULL TURN-KEY PACKAGE**
- ✓ **FIXED PRICE**
- ✓ **GUARANTEED BUILD TIMES**

*This master crafted home with supreme finish and highly functional design will sure to please all appetites. With its efficient 4 bedroom design incorporating a bonus study area, it will meet the requirements of the first home buyer or those looking to downscale.*

**Smart Choice inclusions:**

- Upgraded facade treatment, including raised portico
- Custom contemporary kitchen with Euro 900mm freestanding gas cooker with forced oven and stainless-steel dishwasher
- Panasonic reverse cycle inverter split air-conditioning to the main living area
- Full LED lighting with impressive electrical plan
- Stainless-steel fans throughout all areas
- Scorpio Security screens to the entire home
- Roller blinds and panel glides to all openings
- Turf and fencing included with landscaping
- Full turn-key - no extra costs - rubbish removal/toilets/skips/survey/soil test
- 2 types of termite protection - Termspec Physical Barrier and LOSP treated timbers



Please note: \*\*the floor plan depicted in this brochure is for conceptual purposes only, finished will be confirmed upon completion of specifications within the building contract \*\*Subject to Council conditions & approval \*\*Facade for illustration purposes only - changes may need to be done to match floor plan \*\*Landscaping not as per artist impression \*\*This price is dependent on sighting, retaining required & condition of block \*\*Front yard retaining will be rendered blockwork. Path Developments trading as Pathway Homes ABN 5410 394 6050 QBCC License 1086676