

# HOME & LAND FROM \$495,800

**Hallmark  
Homes®**



## Serene 196

### Package includes:

- ✓ 30-year structural guarantee
- ✓ Under roof alfresco with integrated concrete floor
- ✓ Rendered front façade with feature brickwork
- ✓ Low profile roof tiles with sarking or colorbond roof
- ✓ Caesarstone benchtops to kitchen with overhead cupboards and bulkheads
- ✓ Laundry bench cupboard with a drop-in tub
- ✓ Impressive 1020mm wide entry door
- ✓ 900mm European stainless-steel appliances or 600mm European matt black appliances with induction cooktop
- ✓ Premium bathroom tapware and accessories in chrome or matt black
- ✓ Caesarstone to vanities in bathroom & ensuite
- ✓ LED downlights throughout
- ✓ Vinyl Plank and carpet package
- ✓ Fly screens to windows & sliding doors
- ✓ 2.5kw & 5kw daikin split system a/c units to bed 1 & meals/family
- ✓ Driveway, porch & path allowance
- ✓ \$4000 turf/landscaping allowance & \$3000 fencing allowance
- ✓ Clothesline & letterbox
- ✓ NBN provision & TV antenna



Lot 112 Shoreview Blvd  
GRIFFIN POCKET

LAND SIZE: 381m<sup>2</sup>  
HOUSE SIZE: 196m<sup>2</sup>



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✓ Site Costs allowance

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