

# HOME & LAND FROM \$491,830

**Hallmark  
Homes®**



## Edge 188

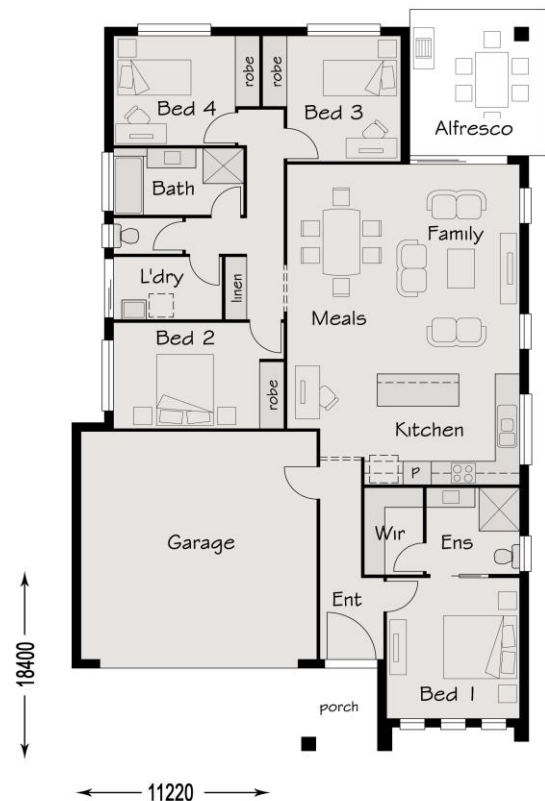
### Package includes:

- ✓ 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
- ✓ Site Costs allowance



Lot 117 Shoreview Blvd  
GRIFFIN POCKET

LAND SIZE: 403m<sup>2</sup>  
HOUSE SIZE: 188m<sup>2</sup>



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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.