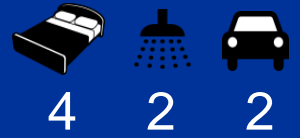




Topaz 30

Lot 168 Pony Close Fletcher
Land valued at \$540,000

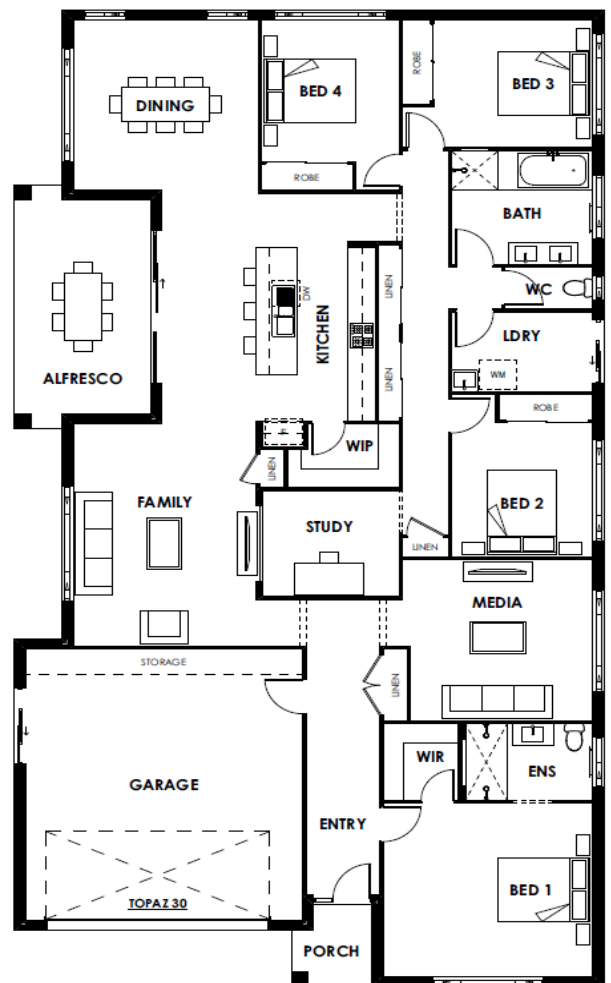
House Size: 277m² (29.8sq) Width: 12.8m Depth: 23m Minimum Lot Width: 14.7m



\$1,026,883

PACKAGE INCLUSIONS

- ✓ Façade as shown
- ✓ Modify standard plans
- ✓ Fixed Price Tender Guarantee
- ✓ Council fees based on Newcastle Council
- ✓ Site costs for M Class slab
- ✓ 7 Star Basix
- ✓ 20mm stone bench top to kitchen
- ✓ Soft close doors and drawers
- ✓ 3 coat paint system
- ✓ LED downlights
- ✓ Concrete to Alfresco
- ✓ Carpet and tiles throughout
- ✓ Steel frame
- ✓ Colorbond roof
- ✓ Anti-con Blanket
- ✓ Wall wrap
- ✓ Wall hung vanities
- ✓ 1000mm wall tiles to bathroom & ensuite
- ✓ Shower niches
- ✓ Flyscreens to windows



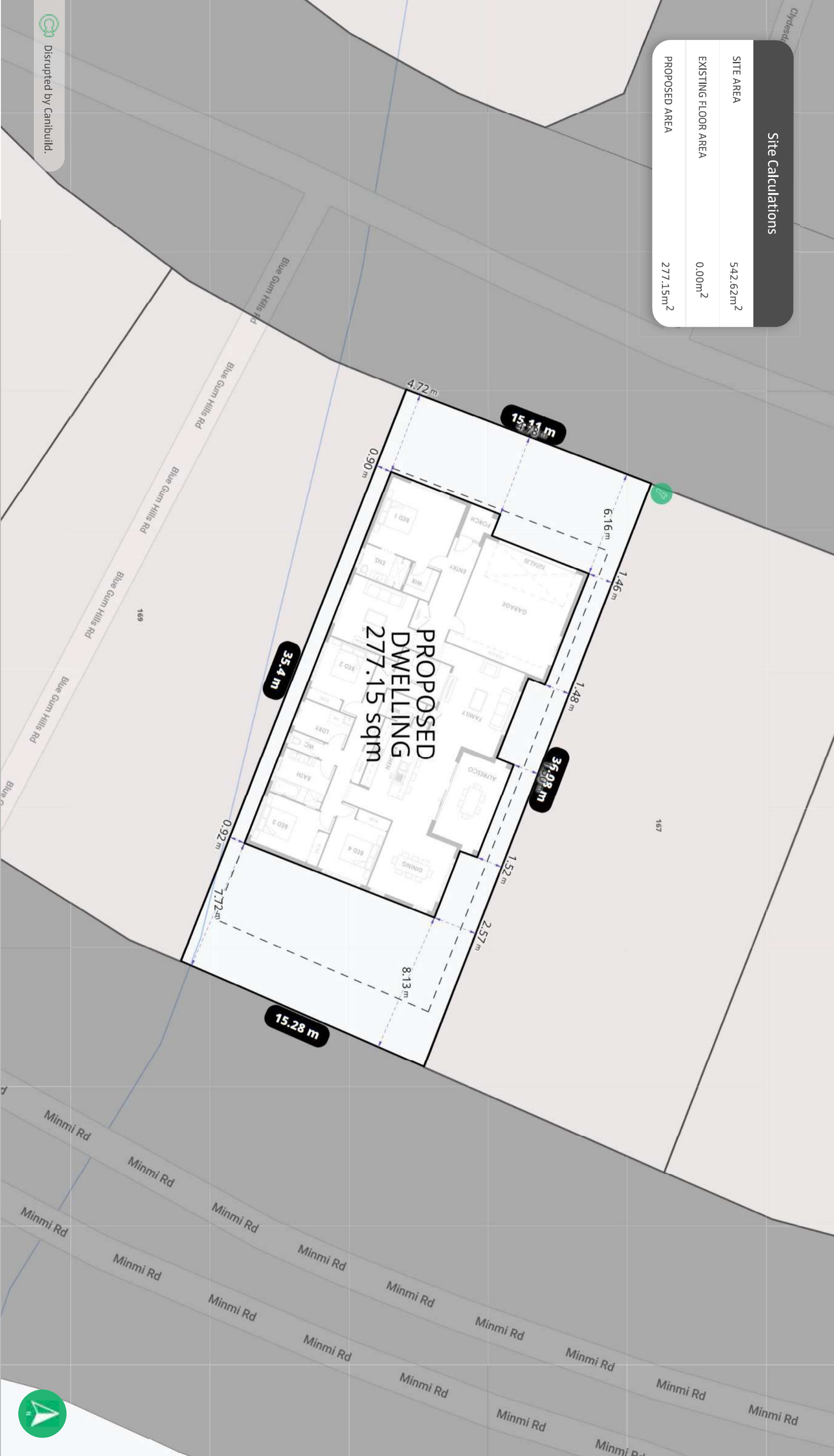
FOR MORE INFORMATION

Prices shown are based on pricelist dated 01/12/24

David Ashton | Homeworld Thornton | 40 024 749 | 0437 515 571 | thornton@visionhomes.com.au

Site Calculations

SITE AREA	542.62m ²
EXISTING FLOOR AREA	0.00m ²
PROPOSED AREA	277.15m ²



Disrupted by Canbuild.



Client Name _____ Client Email _____ Client Phone _____ Signature _____

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Property Details
Lot 168, Fletcher Green, NSW 2287, Australia
Lot/DP: 168

Sheet Name	Sheet no.	Lic no.	Job no.
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1 st version date:	Current version date:	Version #
06/07/2024	06/07/2024	1
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