



Optional facade

Venosa 281 Lot 105 Wirrina Close Buchanan NSW 2323
Land Valued at \$430,000

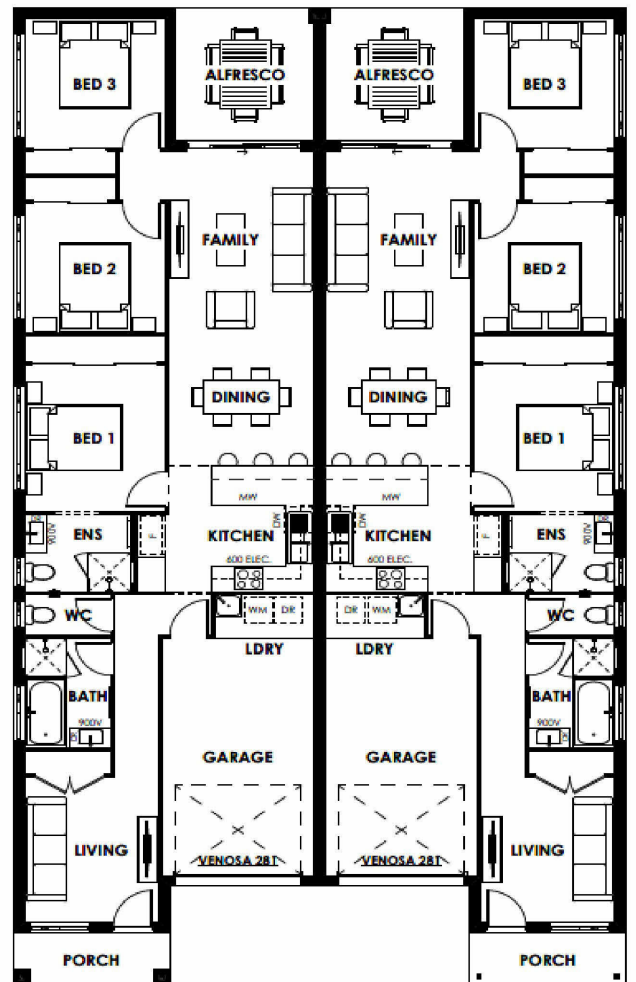
House Size: 281m² (30.2sq) Width: 13.1m Depth: 22.6m Minimum Lot Width: 15.1m



\$1,068,725

PACKAGE INCLUSIONS

- ✓ Subdivision
- ✓ 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
- ✓ Excludes 7.11 Council Donation



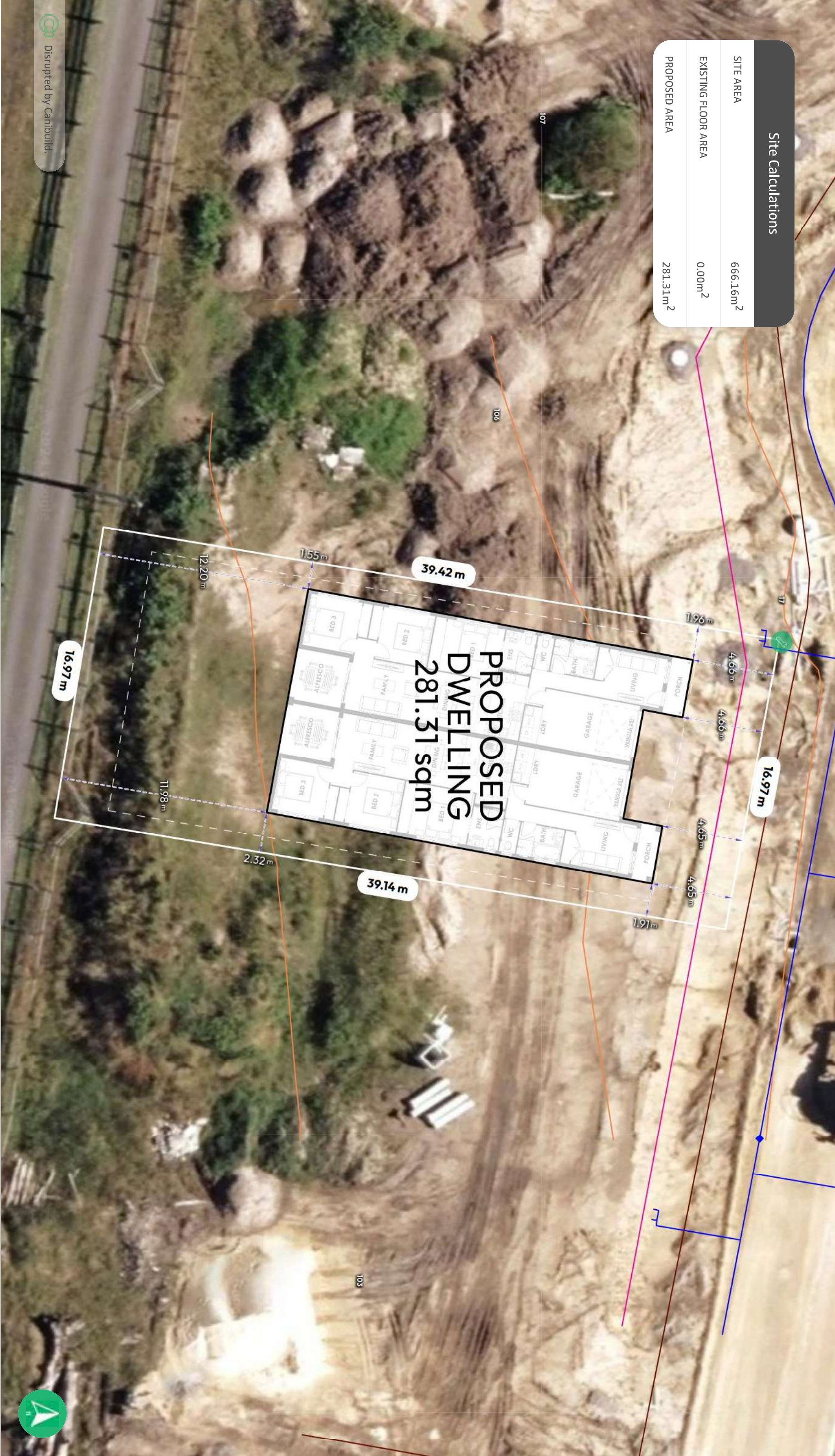
FOR MORE INFORMATION

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	666.16m ²
EXISTING FLOOR AREA	0.00m ²
PROPOSED AREA	281.31m ²



Disrupted by Canbuild.



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thornton@visionhomes.com.au

Property Details
7 Werrina Ct, Buchanan, NSW 2323, Australia
Lot/DP: 105/-/DP1294876

Sheet Name	Sheet no.	Lic no.	Job no.
Site Plan	1	211378C	

Design	Scale
Venosa 281	1:200@A3

1 st version date:	Current version date:	Version #
18/10/2024	18/10/2024	1

