

Showhome Falcons Landing

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17 Falcon Road, Rolleston

Build Price \$530,800*

Home 266.41m² | Site 732m²

**As per showhome specifications*



THIS HOME INCLUDES:

- 2.55m ceiling height throughout & boxed features to 2.75m in living & lounge
- Overheight 2.2m grooved interior polycore doors
- Rinnai 26L gas hot water system with two temperature controllers
- Designer kitchen & scullery with engineered stone benchtops
- BOSCH appliances incl 2 x 71L 10 programme ovens & 90cm Induction Hob
- Cooking area to scullery with 75cm Gas hob and Robam rangehood
- Schlage S-6000 Keyless entry locking system
- 100% solution dyed nylon carpet & designer tiles
- Built-in I-robe shelving to all wardrobes & store
- Melamine 2.2m high wardrobes doors
- Fujitsu ducted hypercore central heating throughout
- Jayline Ultra Low Emission Wood Burner
- Undertile heating to ensuite & bathroom
- LED lights & additional feature light to kitchen
- Full alarm system incl hardwired smoke detectors
- KNXtra Smart Home wiring with 3 touch panels
- Fully insulated garage incl sectional doors
- Tiled shower to ensuite with o/head dumper
- Fully tiled bathroom incl tiled shower & contemporary freestanding bath
- VCBC wall hung Vanities with recessed handles
- Gib 75mm cove and softline corners
- Built-in laundry joinery incl engineered stone benchtop
- Quickstep Impressive Timber Laminate Flooring



OPTIONS TO REDUCE PRICE:

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| • Change Dual Ducted Central Heating to Two Heat Pumps | - \$8,184 |
| • Remove Second 71L Bosch Oven | - \$1,700 |
| • Change 80cm Induction Hob to 60cm Induction Hob | - \$1,219 |
| • Change 90cm Induction to 90cm Gas Hob | - \$589 |
| • Remove Scullery Kitchen Appliances (gas hob, rangehood, sink, tap) | - \$3,780 |
| • Change KNXTRA Smart Home Wiring to standard switches | - \$4,250 |
| • Reduce stud height to 2.42mm throughout | - \$5,372 |
| • Reduce Overheight internal doors to 1.98m throughout | - \$1,785 |
| • Change cladding from Plaster to Estate Range Brick (retain cedar) | - \$7,245 |
| • Remove undertile heating to bathroom and ensuite | - \$1,334 |
| • Remove Wood Fire and Flu | - \$4,375 |
| • Remove Feature Corten Steel to Rear of fire | - \$2,300 |
| • Painted Gib walls to Bathroom with tiled skirting in lieu of fully tiled walls | - \$1,975 |
| • Remove Boxed ceilings to Lounge and Living - Per Bulkhead | - \$1,500 |
| • Remove Pull Down Attic Stairs | - \$460 |
| • Remove Study Nook Joinery (per nook) | - \$1,010 |
| • Remove Built in Dining Buffet | - \$1,800 |

NB: Pricing assumes a flat TC1 site and excludes landscaping, wallpaper, drapes and blinds.

Current Sept 2019

