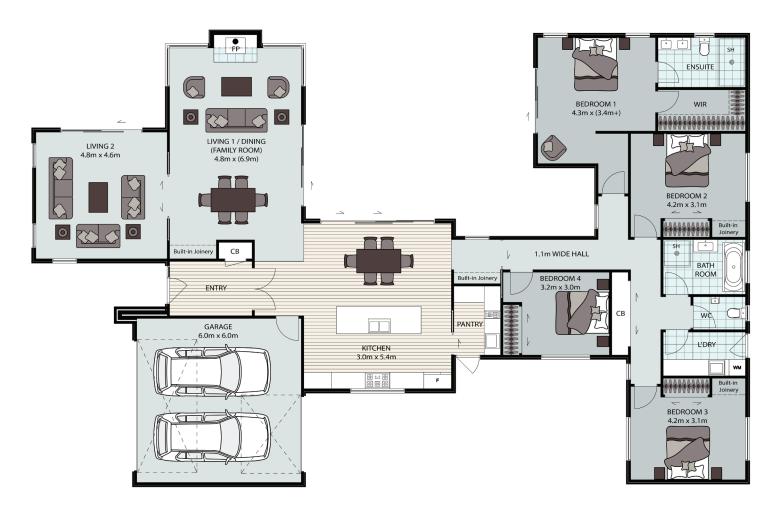


17 Falcon Road, Rolleston

Build Price \$530,800* Home 266.41m² | Site 732m²

*As per showhome specifications









Showhome Falcons Landing



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:

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

