# HOUSE & LAND PACKAGE

## Barrington 20

Lot 14 Hickory Court,
Strathfieldsaye

# $716,831*

Lot Size: 869m2
Living: 21.25sq's
Total: 26.85sq's

Forest Ridge
STRATHFIELDSAYE

For more information, contact:
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**Price is true and accurate as at 8/04/2026.*

*Registered Building Practitioner: CDB-U48944*
*CDB-U48943*

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# TURN KEY INCLUSIONS

*All the items that come included in this fantastic package!*

Paul Gray Builders

- 900mm upright cooker, rangehood & freestanding dishwasher.
- 20mm engineered stone benchtops to kitchen.
- Selection of vinyl planks or tiles to main living, entry & kitchen.
- Carpet to bedrooms & remaining living areas.
- Window locks & flyscreens to windows and sliding doors.
- Blinds or verticals to clear glazed windows.
- Brick infills above all windows/doors.
- Clothesline and brick letterbox.
- External concrete paving, including up to 30m2 for driveway.
- Colorbond roof.
- Ducted and zoned reverse cycle heating & cooling.
- Tiled shower bases.

Generous electrical allowances including:

- LED downlights to main living/entry/kitchen.
- Minimum of 2 power points to all rooms.
- TV Antenna and point(s).

Site allowances are also included in this price based on the information received from the listed land developer, including (where applicable):

- Additional requirements to slab.
- Site works.
- Service connections.
- BAL (Bushfire Assessment Level).
- 7-star energy rating.

*Please note: Site allowances are subject to final reports.*