



Paul Gray
Builders

Including:
Balmoral Facade



HOUSE & LAND PACKAGE

Amberley 23

Lot 15 Hickory Court,
Strathfieldsaye

\$713,711*

Lot Size: 635m²

Living: 17.64sq's

Total: 23.20sq's

Forest Ridge
STRATHFIELDSAYE

For more information, contact:

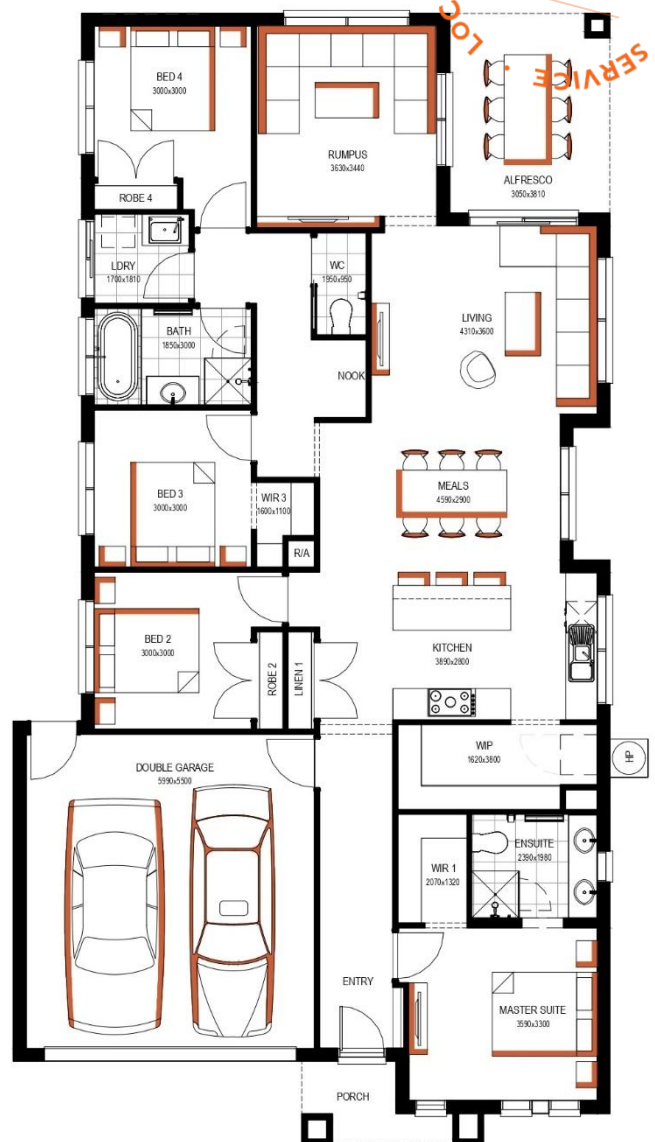
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**Price is true and accurate as at 1/10/2025.*

Registered Building Practitioner: CDB-U48944
CDB-U48943



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TURN KEY INCLUSIONS

All the items that come included in this fantastic package!



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- 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.

