

# LOT 44 BARRATTA STREET RIVERSTONE ESTATE | RASMUSSEN



**Fresh Homes**  
BUILT NEW JUST FOR YOU

**FOR  
SALE**

HOUSE AND  
LAND PRICE

**\$489,786**

4

2

2



## THE WARATAH 165

**LAND SIZE 516m<sup>2</sup>**

### PACKAGE INCLUDES:

- 25 Years structural guarantee\*
- Lifestyle Specification
- Air-Conditioning Throughout
- Facade Upgrade with stain timber entry door
- Security Screens
- Key window Locks
- Superior Tiles & Quality Carpet
- Tiles to Porch
- CUSTOM made kitchen by MODULINE
- SMART STONE Bench tops to Kitchen
- TECHNIKA Cooking Appliances
- Tiled Niche to Bathroom & En-suite
- Soft Close 2 Pac Gloss Finish Vanities
- Polish Edge Mirror to Bathroom & En-suite
- Magnetic Door catches
- Double Auto Remote Control Garage
- Three point termite protection

Living Area	111.78m <sup>2</sup>
Garage Area	39.38m <sup>2</sup>
Alfresco Area	11.52m <sup>2</sup>
Porch Area	1.80m <sup>2</sup>
<b>Total Area</b>	<b>164.48m<sup>2</sup></b>

- SOLAR Ready
- LED lighting
- NBN Connection
- Wall Mount Clothesline
- Rendered letterbox
- Stone aggregate driveway
- Shared fencing
- Double Side gate access
- Landscape gardens to front
- Auto Irrigation to front
- River Gravel to narrow side
- Topsoil & Turf

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