

# LOT 8135 KINGSWICK CRESCENT GREATER ASCOT, SHAW



**Fresh Homes**  
BUILT NEW JUST FOR YOU

**FOR  
SALE**

HOUSE AND  
LAND PRICE

**\$694,329**

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## THE MAYFAIR 222

### FULL TURN KEY PACKAGE INCLUDES:

- Multi Award Winning Design
- 25 Years structural guarantee\*
- No Termite Attacks "EVER"
- Persona specification
- High Quality Split system air-conditioning throughout
- Feature Facade with 1.2m wide feature entry door (to comply with Covenant)
- Stunning stone bench tops to Kitchen
- Spacious walk-in pantry
- Custom made Kitchen by MODULINE
- TECHNIKA cooking appliances with 5 years warranty
- Security screens and key locks to windows
- Quality blinds to windows and sliding glass doors included
- Quality carpet and tiles throughout
- Tiled Alfresco with ceiling fan
- Tiles to front porch
- Remote controlled panel lift garage door
- Colorbond roof, gutters and fascia
- LED lighting and generous power point allowance
- Fencing to suit Covenant (includes painted 1200mm high fence to front)
- Full Landscaping with full irrigation system
- 20m<sup>2</sup> Garden to front yard with quality edging
- Exposed aggregate driveway 60m<sup>2</sup>

Living Area	167.1m <sup>2</sup>
Garage Area	35.6m <sup>2</sup>
Alfresco Area	15.0m <sup>2</sup>
Porch Area	4.5m <sup>2</sup>
<b>Total Area</b>	<b>222.2m<sup>2</sup></b>

### LAND SIZE 569m<sup>2</sup>

- Smooth render
- Luxury tapware
- NBN connection
- SOLAR ready
- C2 wind rating
- T.V. Antenna
- Wall mount clothesline
- Rendered letterbox

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