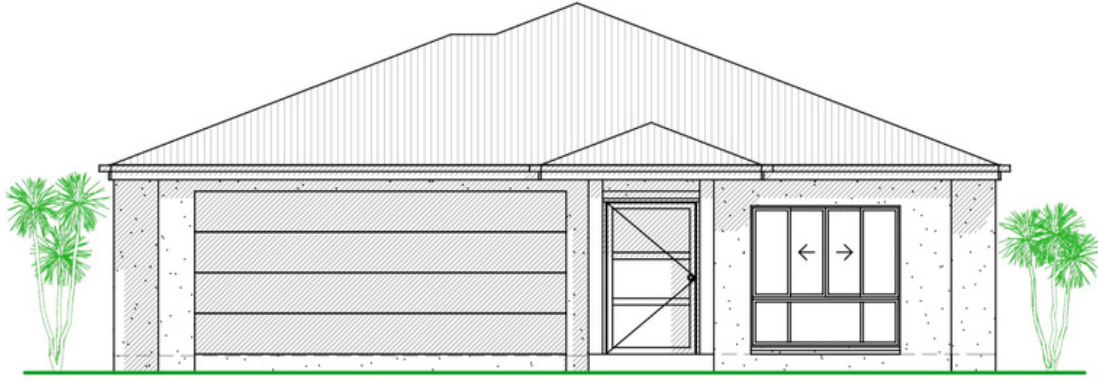


FEATURES:

-  4 Bedrooms
-  2 Bathrooms
-  2 Garage
-  1 Study Nook



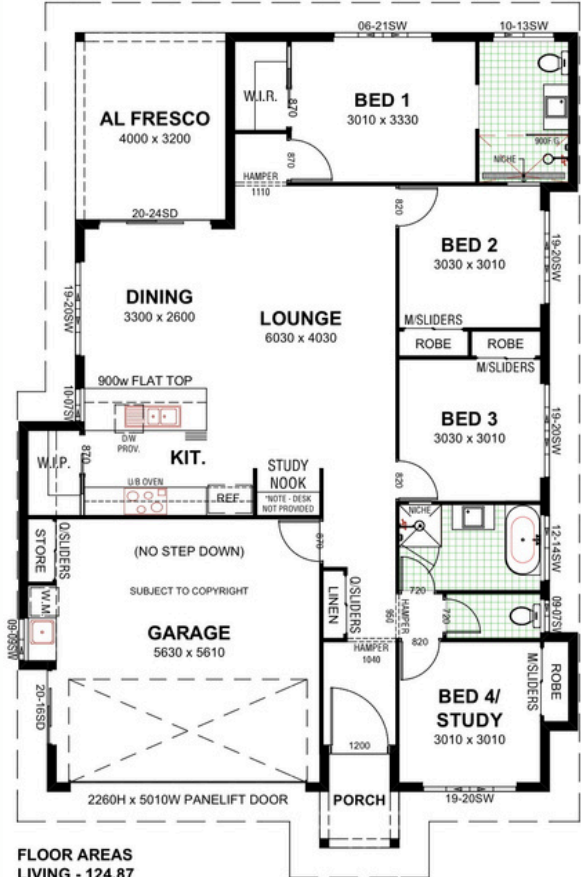
\$703,996 House & Land Package
Lot 263 Barrbal Drive, Cooya Beach

Get the High-Quality Finish You & Yours Deserve with NQ Homes!

Premium Inclusions

- Internal & External Premium Gold Range Tiling Throughout (HUGE 300X600 & 600X600 sized tiles standard)
- Highest Tinted Glazing
- 900mm White Goods (Oven, Cooktop & Undermount Rangehood)
- 100% Energy Efficient LED lighting throughout
- Internal & External Ceiling Fans
- Custom Kitchen with Handleless Overhead Cupboards & Bulkheads with your choice of Black, Brushed Stainless Steel or White handles
- USB point Standard
- Rendered Walls including the Garage
- Air Conditioning Throughout
- 50m2 Exposed Aggregated Driveway & Pathways
- C2 Wind & M class Soil Allowance
- Wall Mounted Twin Fold Down Clothesline
- Digital TV Antenna with 2 TV points
- Flyscreens Throughout
- Council Water Meter Connection
- Builder Connected Power for Duration of Build
- Internal & External Lever Handles throughout (Matt Black, Stain Chrome or Bright Chrome)
- Rain Shower & Handheld Twin Rail Combo Shower
- Back to Wall Free Standing Bath
- Solar Hot Water System
- \$10K Developers Discount

Flynn 176



FLOOR AREAS
LIVING - 124.87
GARAGE - 35.84
AL FRESCO - 12.80
PORCH - 3.08
TOTAL - 176.58m²
19.00 SQUARES