



## Edge 19

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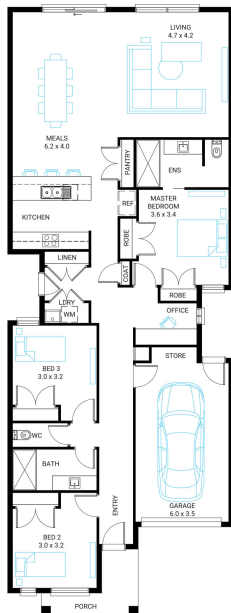
**Address**  
Lot 313, Kingbird, Botanic Ridge, 3977

**Facade**  
Gable  
MK1

**Lot Width**  
8.5

**Lot size**  
225 m<sup>2</sup>

**House size**  
176 m<sup>2</sup>



### Available Structural Options

Deluxe Bathroom, U Shape Kitchen, Outdoor Living, Conventional Laundry, WIR,

### Your Inclusions

- Double glazing to all fully glazed aluminium external windows and sliding doors.
- `Fisher and Paykel` stainless steel appliances (600mm)
- Laminate overhead cupboards with concealed rangehood to Kitchen
- Towel rails and toilet roll holders to wet areas
- Tiled shower bases to Bathroom and Ensuite
- Flooring throughout (tiles and carpet)
- `Colorbond` sectional overhead door with automated lifter and remote controls
- Insect Screens with fibreglass mesh to all openable windows.
- Gas ducted heating with ceiling outlets to Bedrooms and all Living areas.
- `Dulux` Wash and Wear 3 Coat paint system to internal walls.
- 25 Year Structural Warranty

Package Enquiries  
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