

BUILD EASY, LIVE FULLY.

SUNDAY  
LIVING.

HOMES



Coastal Hamptons façade\*

## HUDSON NEW

Contemporary 1 or 2

**TURN KEY  
FIXED PRICE:** **\$639,600**

Lot 94 (331m<sup>2</sup>)  
Harlina Street, Ormeau Hills QLD 4208  
Elevate

**HOUSE PRICE:** \$291,600  
**HOUSE SIZE:** 183.91m<sup>2</sup>  
**LAND PRICE:** \$348,000  
**REGISTRATION:** 3rd Qtr 2021







### KEY INCLUSIONS:

- 900mm Appliance Pack
- Security Alarm System Inc 4HD  
CCTV Cameras
- 2590mm Ceilings
- Keyless Entry, Speakers to Living
- 2 x Daikin Split System A/C
- 20mm Stone Benchtops
- Full Landscaping, Full Render
- 600mm x 600mm Tiles, Shower Niches

\*Artist impression only, all inclusions are as per Specifications of Works. Correct as of 1/7/21 - ULT

# Hudson New

 4 
  2 
  2 
  2



## INCLUSIONS:

### Luxury living throughout

- Contemporary 1 or 2 Facade
- Keyless entry
- Home automation and smart wiring
- 2590mm ceilings
- Bluetooth speakers to living room
- LED lights & roller blinds
- Ceiling fans
- 2 x Split system air-conditioners
- Light switches with LED indicators
- NBN connection including 2 data points
- 600 x 600mm ceramic floor tiles
- Quality range carpet
- Mirror & vinyl robe sliders
- Fly screens to all windows and sliding glass doors
- Up to 280 Litre electric heat pump
- Security Alarm System Inc 4HD CCTV Cameras
- 6 year structural warranty

### Kitchen, Bathroom & Ensuite

- 20mm engineered stone benchtops
- LED light strip below overhead cupboards
- 1200mm LEDlux Pendant Light to Island Bench
- Floor to ceiling tiles to all ensuite and bathroom
- Soft close cupboards & drawers
- Undermount double bowl kitchen sink
- ARTUSI 900mm appliances Inc dishwasher & mincrowave
- 600 x 300 tiled niches to showers
- Benchmount vanity basins
- Designer tiles & splash backs

### External Features

- Exposed aggregate driveway & front path
- Full Landscaping up to 400m<sup>2</sup> block size
- 'A' grade wintergreen turf
- Colorbond roof, fascia and gutters
- Full render entire home
- Letter box with street number
- Timber fencing & gates
- 2 external taps

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