



Lot 2005 Kelly St Austral NSW 2179

Package Price

🛏️ 4 🛁 2.5 🚗 2 📏 198.2

**\$1,153,944**

## Inclusions

- Fixed Site Costs
- H1 classification slab
- Saline Soil requirements (if required)
- Fixed Piering (up to 1500mm deep)
- 7 star Basix requirements
- Coloured Concrete Driveway up to 60sqm
- 2590mm High Ceilings to ground floor
- Actron Reverse Cycle Ducted Airconditioning
- Tiles to Porch, Entry Hall, Kitchen & Living
- Carpet to remainder of home
- 20mm Engineered Stone benchtops to Kitchen
- 900mm Oven, Cooktop & Rangehood
- R6.0 Ceiling & R2.5 Wall Insulation
- R3.5 Underfloor Insulation to first floor
- Wall Wrap to external walls
- 1.74 Solar Voltaic System
- LED Downlights to Living areas (15)
- Double power points throughout
- 3 coat paint system to internal walls & doors
- Garage automatic door opener

# Kiama 21.4 - Modern

 4
  2.5
  2
  198.2

Ground Floor 74.02 m<sup>2</sup>  
 First Floor 80.36 m<sup>2</sup>  
 Garage 32.88 m<sup>2</sup>  
 Porch 1.58 m<sup>2</sup>  
 Alfresco 9.36 m<sup>2</sup>

Lot size 310.2 m<sup>2</sup>  
 Lot width 11.0 M  
 Lot depth 28.2 M



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