

Facade is indicative only. Actual facade may vary due to site requirements.



Lot 39 Lura Estate, COOMERA  
Balwyn Type B

**\$446,900**

Fixed Price

\* Mixed Treatment Facade

Upgrade to Architectural Facade Included

 4  2  2



\*Floor Plan is indicative only. Actual Floor Plan may vary due to site requirements

### Full Turn-Key Home & Land

- Stone Kitchen Benches
- Stainless European Appliances
- Full Landscaping Package
- Split System Air-Conditioning
- Under Roof Alfresco
- Fly Screens to all Openable Windows
- Carpets, Tiles & Blinds Throughout
- Exposed Aggregate Driveway

HOUSE SIZE: 183M2 approx.

LAND SIZE: 313M2 approx.

LAND PRICE: \$214,500

HOUSE PRICE: \$202,636

SITE COSTS: \$8,636

GST: \$21,127

TOTAL HOUSE: \$232,400

TOTAL PACKAGE PRICE: \$446,900

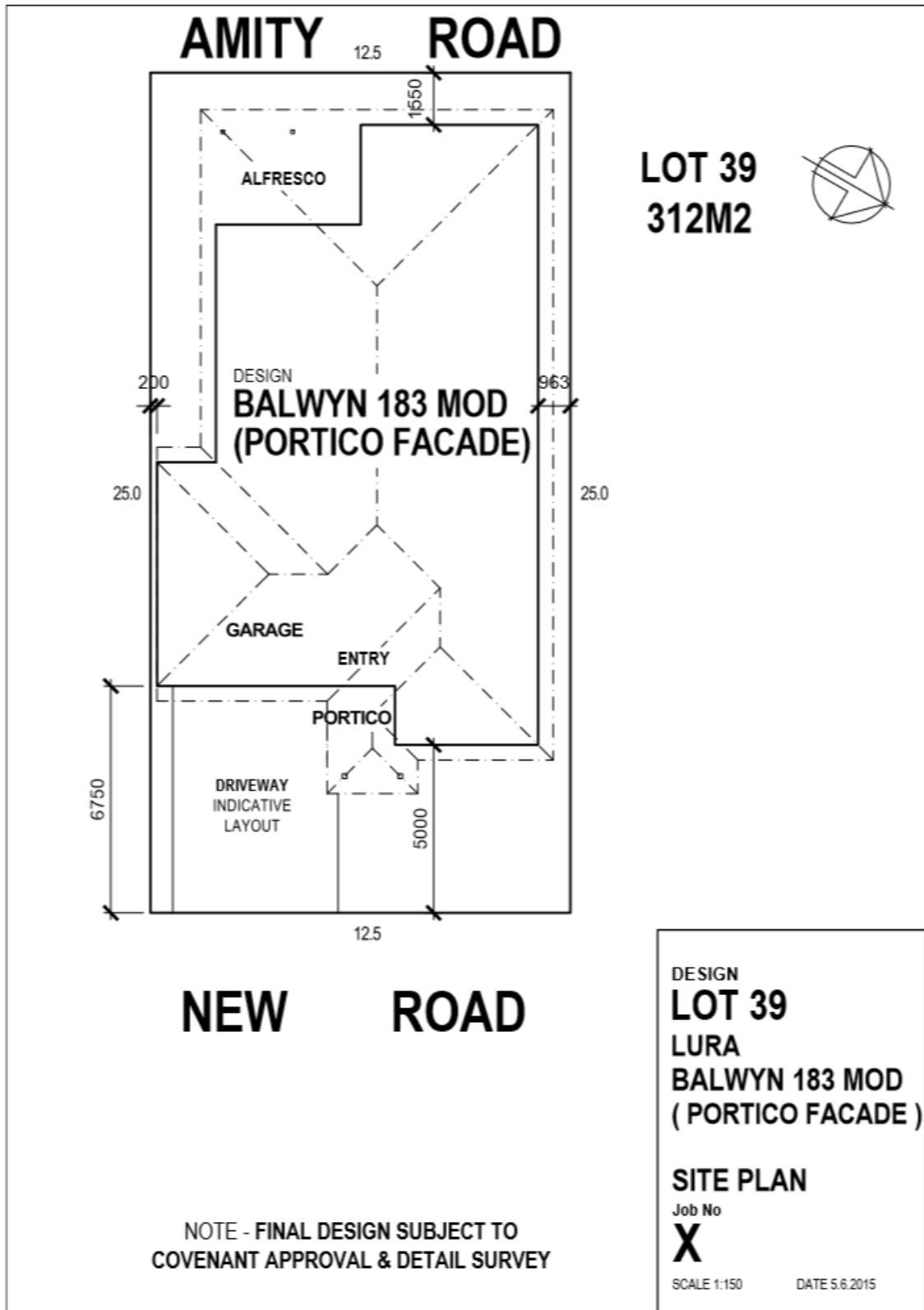
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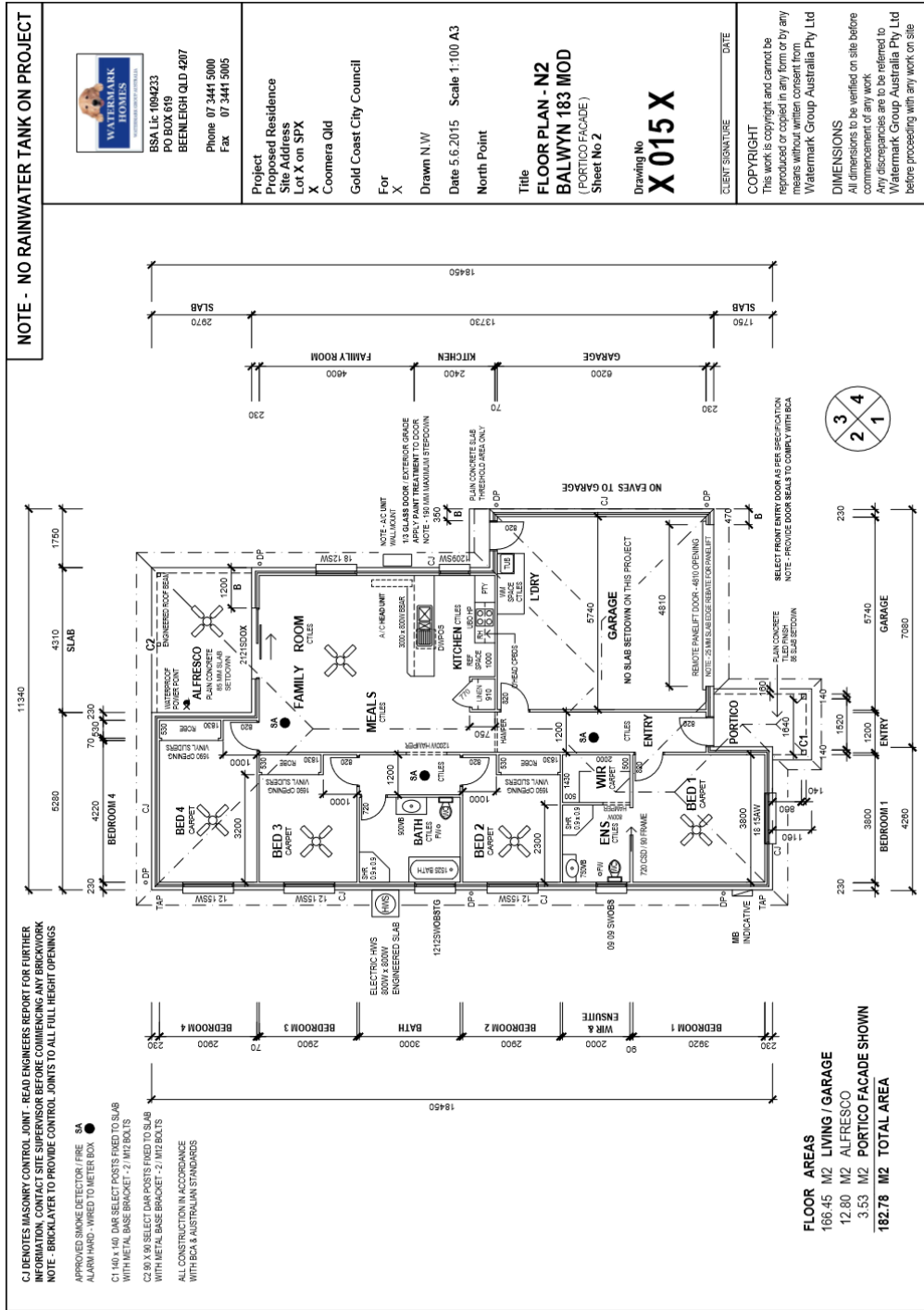
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# SITE PLAN




# FLOOR PLAN



\*Design subject to modification due to site set back requirements. Overall floor area to remain unchanged.

# ELEVATIONS

**NOTE - NO RAINWATER TANK ON PROJECT**



GSA L15: 1894233  
 PO BOX 619  
 BEENLEIGH QLD 4207  
 Phone 07 3441 5000  
 Fax 07 3441 5005

**Project**  
 Proposed Residence  
 Site Address  
 Lot X on SPX  
 X  
 Coomera Qld  
 Gold Coast City Council  
 For  
 X  
 Drawn N.W  
 Date 5.6.2015 Scale 1:100 A3

**Client Signature** \_\_\_\_\_ **DATE** \_\_\_\_\_

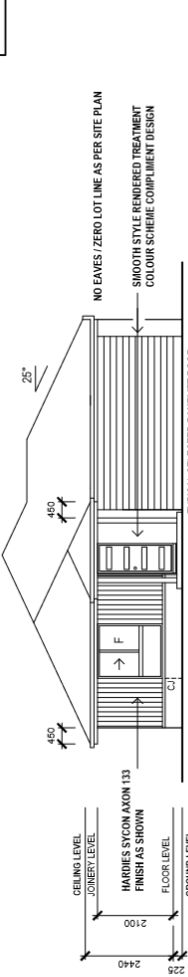
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**DIMENSIONS**  
 All dimensions to be verified on site before commencement of any work.  
 Any discrepancies are to be referred to Watermark Group Australia Pty Ltd before proceeding with any work on site

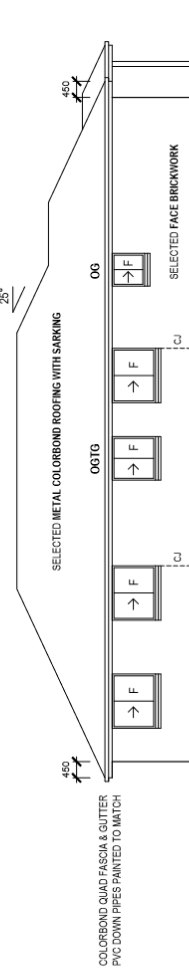
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**ELEVATIONS - N2**  
**BALWYN 183 MOD**  
 (PORTICO FACADE)  
 Sheet No 3

**Drawing No**  
**X 015 X**

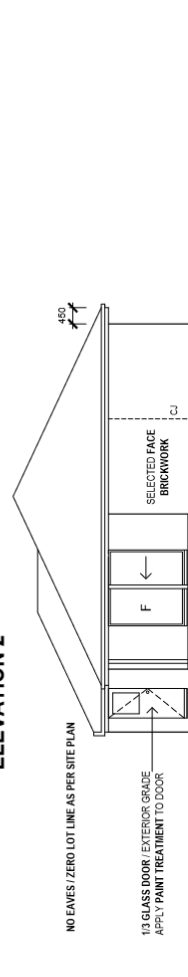
**ELEVATION 1**



**ELEVATION 2**



**ELEVATION 3**



**ELEVATION 4**

