







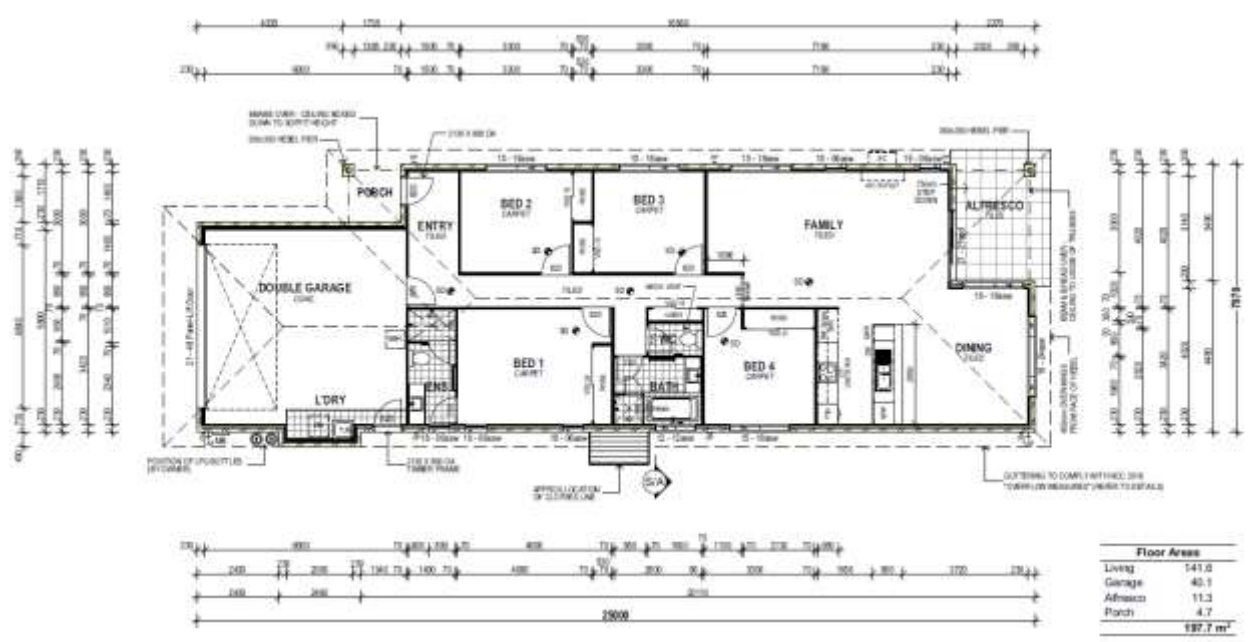
DISCLAIMER: Facade, floor plan and furniture shown is for illustrative purposes - not included in purchase. Window location and sizes may change across styles. Photographs and illustrations as a visual aid only. G Developments give(s) no warranty and make(s) no representation as to the accuracy or sufficiency of any content or statement contained in this brochure and accepts no liability for any loss which may be suffered by any person who relies either wholly or in part upon the information presented.

# Balmain TRADITIONAL

## 20 John Bright St, Moorooka QLD

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 <p><b>LAND PRICE \$405,000</b> <b>LAND SIZE 405sqm</b></p>	 <p><b>BUILD PRICE \$278,310</b> <b>HOUSE 197.7sqm</b></p>	 <p><b>RENTAL INCOME</b> <b>\$500-\$520 per week</b></p>	 <p><b>TOTAL PACKAGE</b> <b>\$683,310</b></p>
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- Contract: Full Turnkey
- Ext Finish: face brick
- Ceiling Height: 2.55m
- Spacious Living Areas
- Outdoor Living Area: Under Roof line
- Hotplate: Electric
- NBN
- Kitchen Appliances: Stainless Steel
- Dishwasher: Included to match appliances
- Lighting/Fan Package: LED down lights throughout and ceiling fans to all bedrooms
- 1 x Air Conditioning: 1 Split System to main living room
- Tiles to alfresco area
- Hot water: Gas instantaneous or electric heat pump depending on location/gas supply
- Wardrobes: Full Height Built-ins For Easy Storage with WIR to master
- Tapware: Flick Mixers
- Internal Door: Corinthian Motive or Similar
- Window Covers: Vertical Blinds To Windows & Sliding Doors Excl. Wet Areas
- Security Screens to all windows and sliding glass doors
- Floor Coverings: Tile & Carpet Flooring
- Internal Doors: Corinthian Motive or Similar
- External Exposed Aggregate Concrete – to driveway and paths
- **GOLD Level upgrades**
- Architrave & Skirting: Pencil Round
- Landscaping: Full Package
- Letterbox to suit covenants
- Fencing to complete property

