Lot Plan 23

Road #2, Werrington NSW 2747

Settlers PLACE
Worth the Journey Home

creationhomes

VERONA Traditional 01

1,092,900
(INC GST)

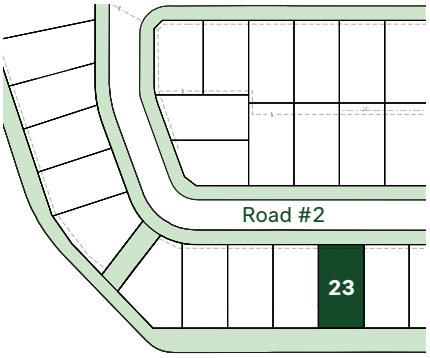
BEDROOM
4

BATHROOM
2.5

GARAGE
2

Features:

- Rare opportunity in well-established location
- Popular 12m-plus frontages
- Easy access to major shopping & open space
- Motorway, rail and metro links
- No through traffic
- Established schools and higher education
- Close to star-quality entertainment venues

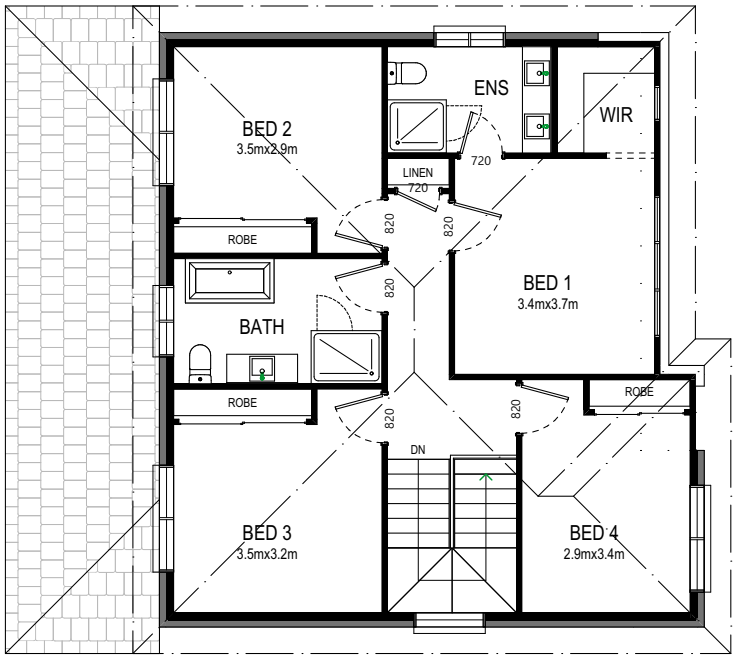


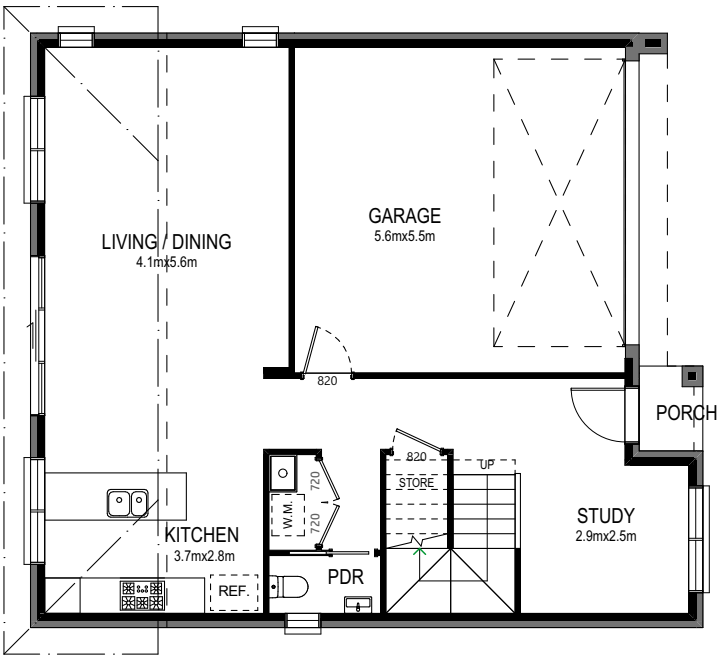
Lot Plan 23

Road #2, Werrington NSW 2747

Settlers PLACE
Worth the Journey Home

VERONA Traditional 01





Lot Size:	**264.9m²**

House Aeras

First Floor	88.25m²
Garage	33.64m²
Ground Floor	73.41m²
Porch	1.73m²
	195.92 m²

Inclusions:

Standard Site Costs as per following:

* Excavation with balanced cut & fill to the extent of 1m outside the building footprint
* M Class waffle slab + No split slab or external steps
* Connection to services within the property boundary

Additional Removal/Importation of fill associated with the building platform in accordence with the design levels provided on Civil engineering plans

Upgrade to H1 Class slab

DEB to slab + external steps where reqd + extra scaffolding over standard

Benching levels to comply with CDC requirements.

Piering depth up to a maximum of 1.5m assumed

Upgrade construction and window glazing to comply with Acoustic Assessment; SYD2017-1086-R001G; dated 23-01-2023

Safety requirements and environmental controls including temporary fencing, sediment control and fall protection.

7 Star BASIX / Nathers compliance with assumed commitments

7 star gas instanteneous HWU

Rainwater Tank (2000L size assumed)

Outdoor Clothesline + Letterbox

Gas cooktop & electric oven

LED light fittings

Exhaust fan to wet areas ducted to façade or roof

Driveway and Front Path to Porch : Colour On Finish, Council Verge Crossover: Plain Concrete (No allowance for council footpaths)

Gold 2023 Turnkey Specification (excludes Landscaping)

Price valid till 31 March 2026

Price escalation of 0.4%/month applicable for any delay on commencement on site

Important Disclaimer: The material herein is intended as a guide only, no liability for negligence or otherwise is assumed for the material contained herein by Statewide Planning Pty Ltd, its principal or is servants or its agents. No material contained herein shall form the basis of or be part of any agreement and no warranty is given or implied as to the accuracy of the whole or any part of the material. Prospective buyers should not rely on the material but should make their own enquiries and satisfy themselves of all aspects of the material. Any liability by the vendor, its servants or its agents in any way connected with the marketing, whether or not such liability results from or involves negligence, will not exceed $1000. Plans are not to scale and prices may vary without notice. SETT 017