

# Mangrove House & Land

Lot 47, Stage 2 Baringa Gardens, Hillvue

**\$ 441,000.00**



## INCLUSIONS

- + Land size 846m<sup>2</sup>
- + Preliminary plans & Council Certification
- + Engineering & site costs
- + 2550mm ceiling height
- + Raft slab to suit H1 class site
- + Structural grade treated timber frame/trusses
- + Colorbond roof with sarking
- + Remote Panelift garage door
- + 5100L round water tank
- + Aluminium windows with flyscreens
- + Daiken ducted air-conditioner
- + Stone benches & soft close drawers to kitchen
- + Quality appliances
- + Carpet, laminate & roller blinds throughout
- + Shelving to WIR & robes
- + Quality fixtures, tapware & accessories
- + Downlights throughout
- + TV antenna, clothesline & letterbox
- + Concrete driveway 60m<sup>2</sup>



*Your dream home at an affordable price*

[wjmhomes.com](http://wjmhomes.com)

(02) 6762 6860

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## Specifications

**Internal:** 154.1m<sup>2</sup>  
**Garage:** 40m<sup>2</sup>  
**Porch:** 2.5m<sup>2</sup>  
**Alfresco:** 12m<sup>2</sup>  
**TOTAL AREA:** 208.6m<sup>2</sup>



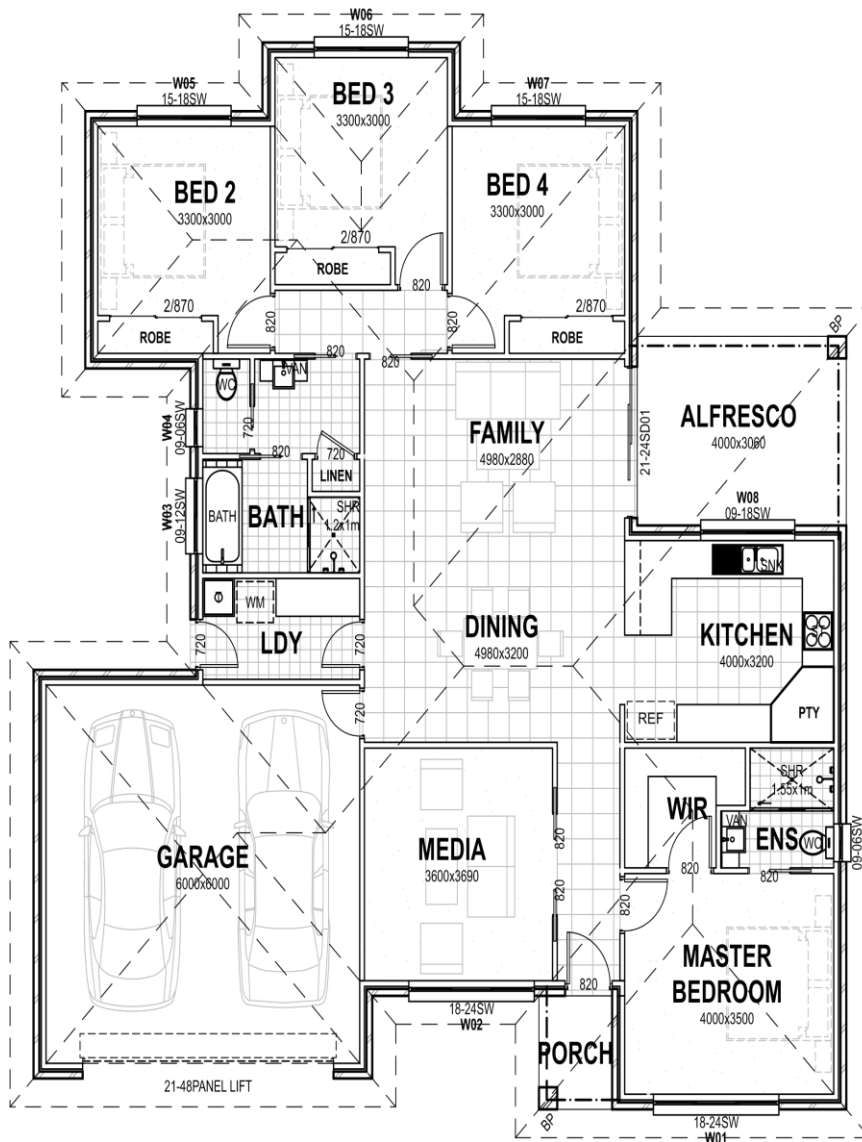
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