

# Split Contract

## HOUSE & LAND PACKAGE



**McDonald Jones**  
FIND YOURSELF AT HOME



LOT 6066

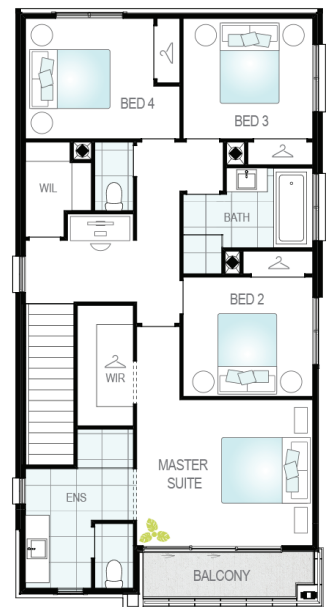
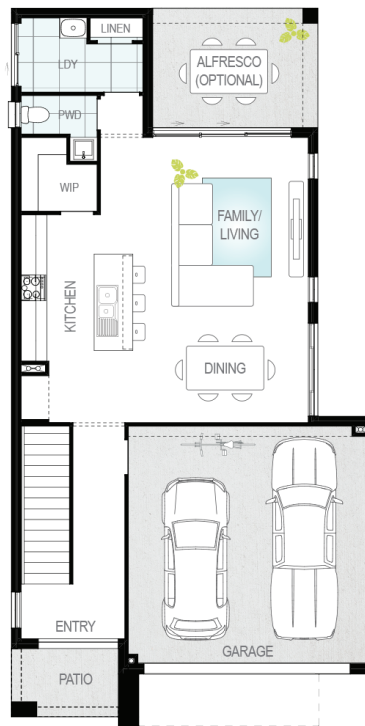
Newpark MARSDEN PARK NSW  
2765

**\$728,200\***

LAND COST \$380,000

LOT SIZE 310.2m<sup>2</sup>

Luka - Morgan



Note: Floorplan shown may not represent packaged facade.



require finance for  
your new home?  
get qualified today!  
[mychoicehomeloans.com.au](http://mychoicehomeloans.com.au)

For more information call

**1300 555 382**

ADDED COMFORT

**FULLY DUCTED  
AIR CONDITIONING**



\*See important Information Back Page

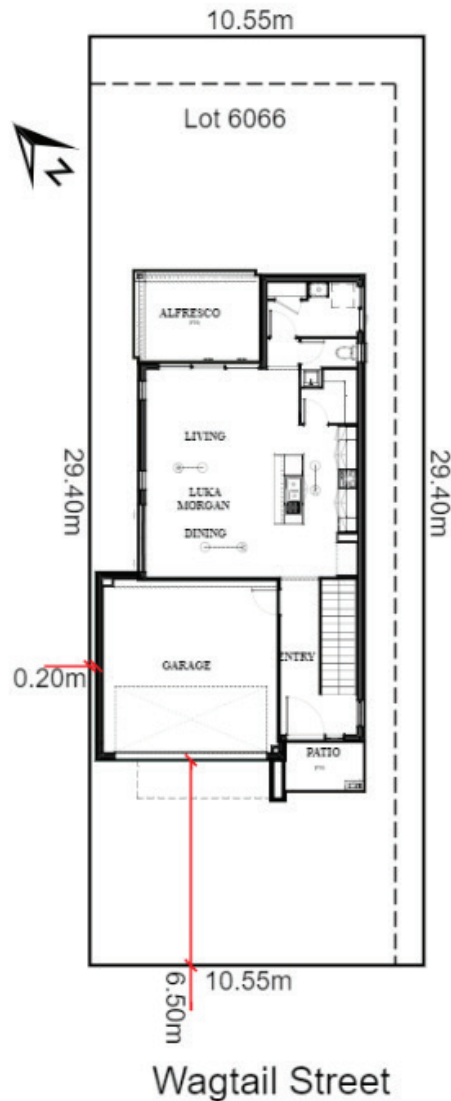
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### DESIGN FEATURES

The Luka is a wonderfully functional Two Storey family home design.

### FULL OF LUXURY INCLUSIONS

- Truecore Steel Frame construction
- Colorbond Roof
- European designed kitchen
- 20mm stone kitchen benchtops
- 600mm ceramic tiles to living
- Carpet to remainder
- R4.1 ceiling insulation
- R2.0 external wall insulation
- 26Lt continuous flow hot water
- Auto garage door opener

### ADDITIONAL INCLUSIONS

- Fixed price Site Costs\*
- Internal floor coverings
- Coloured concrete driveway and entry path
- Turf to front yard
- Flyscreens to opening windows
- Letter Box and clothesline
- Light fittings
- Ducted Air conditioning

**Contact:** Rocco Romano

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**Colorbond**<sup>®</sup>

**Truecore**<sup>®</sup>

100% Australian Made Steel

\*Conditions apply to all packages: Individual legal contracts apply for both the home and the land and is subject to availability. Price as at 29/04/2019. House price includes GST. The price does not include additional legal fees relating to the building and/or land contract, stamp duty and registration fees which includes transfer, change of ownership fees or any other relevant charges to the acquisition of land. Standard inclusions apply to list price. Images shown may depict fixtures, finishes and features not supplied by McDonald Jones such as alfresco decking, internal and external fireplaces, window and household furnishings and landscaping. Published prices do not include the supply of these items. Images may also depict optional variations to the house such as pendant and down lights which incur additional charges. Package prices are based on standard site costs/basix/work cover requirements. Fixed price house + land package is subject to statutory authority final approval. McDonald Jones Homes reserves the right to change prices or inclusions without notice. For more detailed home pricing, including details about the standard inclusions for the house and charges for optional variations, please talk to one of our consultants. Specific details, pricing and dimensions will be included in your contract. Purchasers should inform and assure themselves by inspection, independent advice or as otherwise necessary prior to purchase. All plans are copyright and no part may be reproduced or copied without prior consent from Newcastle Quality Constructions Pty Ltd ABN 82 003 687 232 - Licence number 41628 T/A McDonald Jones Homes.