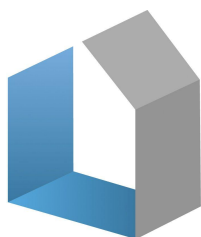


**Barker 31**  
**\$599,000 to**  
**\$615,000\***

**3 Bedrooms**  
**2.5 Bathrooms**  
**Single Garage**

- Dwelling approx. 146 sqm
- Lot area approx. 243 sqm
- Custom Façade
- Fixed site costs
- 25° roof pitch
- All BASIX requirements
- Sealed coloured driveway
- Turf & Landscaping
- Blinds and flyscreens
- Letterbox and clothesline
- Carpet to bedrooms
- Tiled living areas and porch
- Rear & side fence
- Gas instantaneous hot water

**Lot 957B Clydesdale Rd, Cobbitty**



**BlueTongue**  
**H O M E S**

**INCLUDES \$59,000 worth of upgrades**

**Includes:**

- Stone bench top to kitchen
- 600mm DeLonghi underbench oven & rangehood
- Stainless steel dishwasher
- Semi-framed shower screens
- Wall hung vanities
- Feature ceiling to entry
- Feature entrance door
- Alto cornice to living areas
- Sliding doors to robes
- T2 termite resistant structural framing
- Metal roof with anticon blanket

**INCLUDES  
 DUCTED A/C**

*For more details, please call **9046-8000**.*

*Our displays are located at*

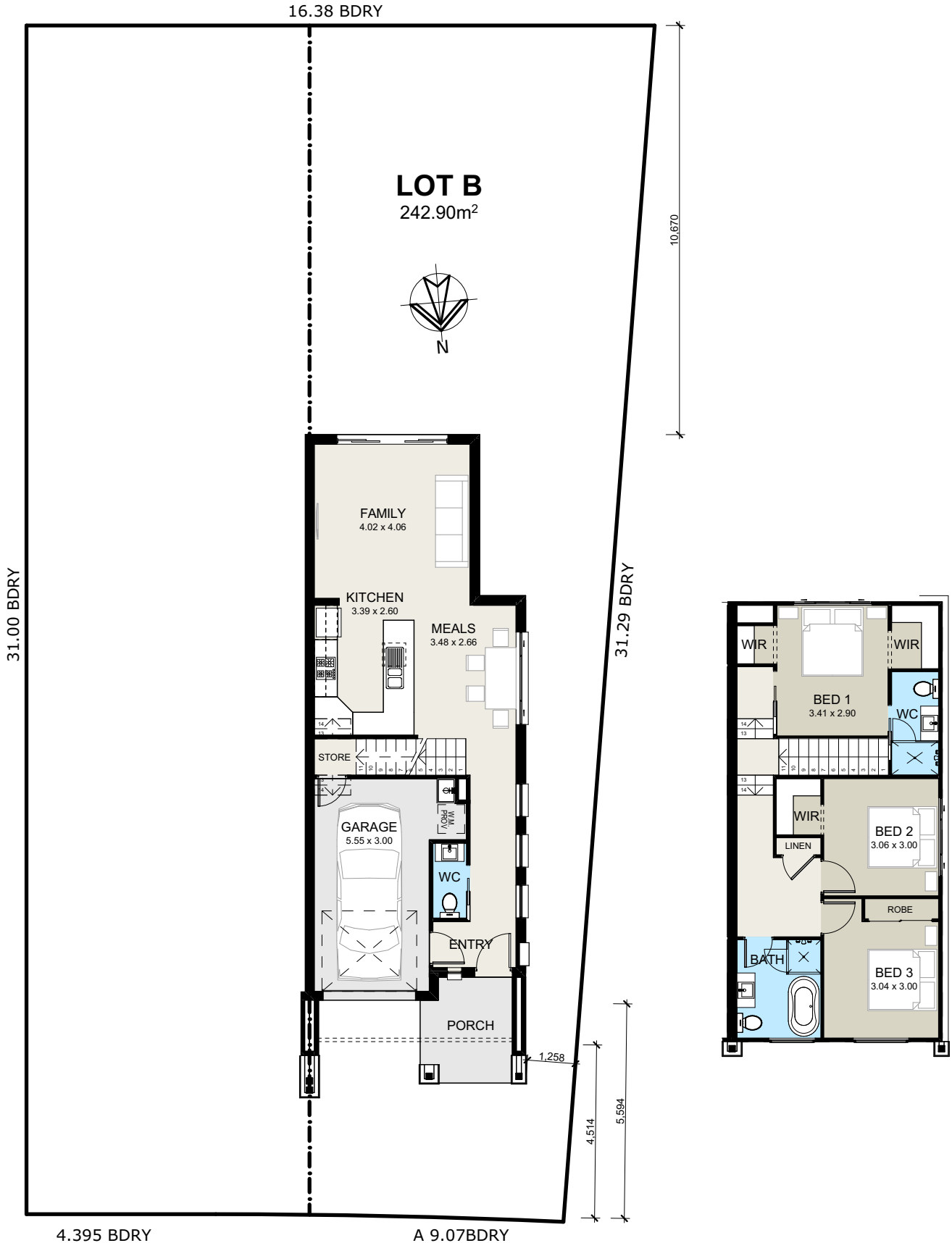
**24-26 Clement Road, Edmondson Park 2174**  
**26 Sargent Street, Oran Park 2570**

All pictures are designated for illustration purposes only  
 Room sizes shown are approximate only, please refer to final working drawings for actual sizes. Plans are protected by copyright. Prices, inclusions and plans are subject to variation without notice. Display/show home designs and inclusions vary throughout Australia and are provided as a guide only. Please refer to your building contract & drawings for the specific design, facade and inclusion details of your new home.  
 \* Price valid until July 31st 2019 only Conditions apply! Contact us for all information regarding the inclusions. Subject to site classification and council and other regulatory requirements / approvals



# BlueTongue

H O M E S



CLYDESDALE ROAD