

Including:  
**Daintree Façade**  
(pictured)



**Paul Gray  
Builders**

# Amberley 23



**Lot 203 Gilford  
Street,  
Marong**

*Discover*  
Marong

Lot size: 652m<sup>2</sup>

Living: 17.39sq's

Total: 22.55sq's

House and Land Price:

**\$677,403**

For more information about our House and Land packages, please contact:

Pricing is true and correct as at  
12/03/2025. Price is subject to change  
without notice.

Registered Building Practitioner CDB-U48944  
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# TURN KEY INCLUSIONS

- 900mm upright cooker, 900mm range hood & freestanding dishwasher
- 20mm engineered stone benchtops to kitchen
- Selection of vinyl planks or tiles to main living, entry & kitchen  
Carpet to bedrooms & remaining living areas
- Window locks & flyscreens to windows and sliding doors
- Blinds or verticals to clear glazed windows
- Brick infills above all windows/doors
- Clothesline and brick letterbox
- External concrete paving including up to 30m<sup>2</sup> for driveway
- Colorbond roof
- Reverse Cycle Ducted & Zoned Heating and Cooling
- Tiled shower bases
- Generous electrical allowances including:
  - LED downlights to main living/entry/kitchen
  - Minimum of 2 power points to all rooms
  - TV Antenna and point(s)

## GENEROUS SITE ALLOWANCES INCLUDED

Site allowances are included in this price based on the information received from the land developer, including (where applicable):

- Additional requirements to slab
- Site works
- Service connections
- BAL (Bushfire Assessment Level)
- 7-star energy rating

*Please note: Site allowances are subject to final reports...*

***Just add the fencing & landscaping and you're done!***

