



## HOUSE & LAND PACKAGE



**SEASPRAY PREMIUM**  
FROM \$685,979

**LOT 580 Karbuni Parade,  
Ocean Road Estate,  
Spearwood**

Lot size 348 m<sup>2</sup>

Set amongst an existing and vibrant community, with established services, cafes, shopping precincts and public transport, Ocean Road is an exclusive private estate offering residents a convenient coastal lifestyle near Coogee Beach.

### Luxury features include:

Quality double brick construction; concrete suspended slab to 1st floor; acrylic render to elevation; stone benchtops to kitchen; 900mm free standing professional cooker; soft close cupboard doors and drawers; high quality fittings and fixtures throughout; semi frameless shower screens; site works allowance; and much more.

Ground Floor 118.21 m<sup>2</sup>  
First Floor 66.38 m<sup>2</sup>  
**Total Area 239.18 m<sup>2</sup>**

### MARK STILLMAN

Design & Building Consultant

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Disclaimer: Photos are for illustration purposes only and product may vary slightly depending on supply. All details are to be confirmed during consultation with your Sales consultant. The land offered for purchase with this package is done so in conjunction with the land developer and/or seller of the land to facilitate a house and land package. Switch Homes does not own the land and a separate contract for sale for the land will be prepared by the seller. The advertised price is subject to change should any changes be made to the house design, a provisional sum allowance for siteworks is included and subject to a licensed survey and engineers report.

Sales Enquiries 0419 968 085

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