

# ANCON HOUSE & LAND PACKAGE

*The Gables*

**\$870,000**



Traditional Facade

LOT 6, 1 POLL LANE, THE GABLES

5



3



2



2



\* Facades and Illustrations are indicative only.

### House Areas:

Ground Floor:	93.00 sq/m	Balconies:	11.40 sq/m		
First Floor:	72.30 sq/m	Patio/Porch:	6.16 sq/m	<b>Total Area:</b>	<b>235.23 sq/m / 25.29 sq</b>
Garage:	34.50 sq/m	Alfresco:	17.87 sq/m	<b>Land:</b>	<b>345.00 sq/m</b>

**Total Turnkey Product**  
*Just Move In!*

Our Standard Inclusions are upgrades for most builders  
**INCLUDES:**

- All site costs M or H class slab
- Basix requirements met
- Upgraded bricks
- All fencing, driveway, crossover & walkway
- Front & back landscaping, clothes line & letter box
- Carpet & tile
- Ducted air conditioning
- 900mm stainless steel appliances
- Stone bench tops with waterfall edge
- Polyurethane cupboards
- Garage remote control
- Blinds to windows & fly screens
- Alarm system & Continuous hot water service
- Double power points, 2 antenna points & 2 phone points
- Alfresco with tile, light fitting & natural gas point for BBQ hook up

[www.ancon.net.au](http://www.ancon.net.au)

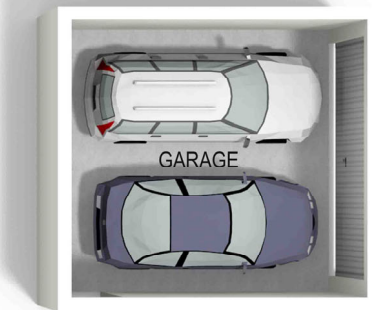
**1800 252 102**

*Building Dreams with Experience, Innovation & Integrity*

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