

# Birdbrooke 238



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Living area	174.04m <sup>2</sup>
Garage area	38.02m <sup>2</sup>
Patio area	23.70m <sup>2</sup>
Entry area	3.06m <sup>2</sup>
<b>Total area</b>	<b>238.82m<sup>2</sup></b>

### Cougar Packages Include:

- Masonry block walls with smooth coat texture finish
- Blockwork Garage internal walls
- Colorbond roof, gutters and fascia with blanket insulation to entire roof area
- Quality floor coverings throughout, including tiled patio and porch
- Professionally designed kitchen with stone benchtops and soft close cabinetry
- Stainless steel kitchen appliances
- Generous LED lighting and power point allowance
- Architectural plumbing fixtures throughout
- Exposed aggregate driveway allowance
- Council and statutory fees

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