City of Albury

3Bd Townhouse

29% Bartercard on Build Contract

hadar homes

Building a Better Future

Townhouse 2, 46 Hanrahan Street
Hamilton Valley - Albury

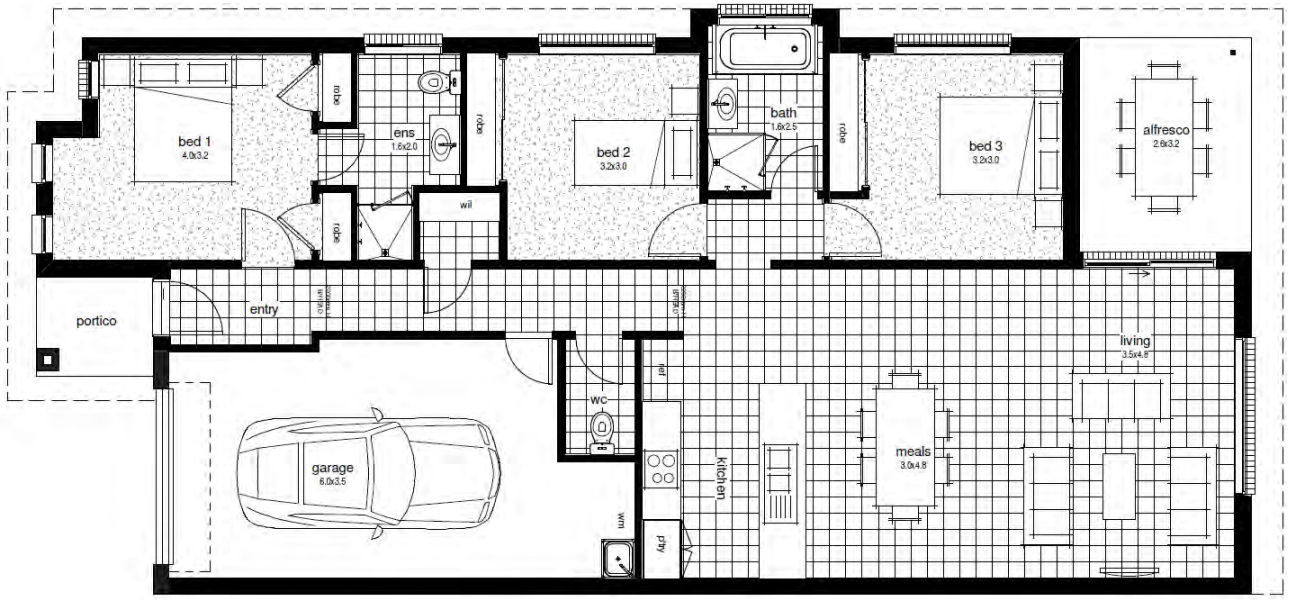
3Bd Townhouse House & Land Packages Albury

Land - $90,000 Cash
Build - $209,000 with 29% Trade
($149K Cash on build with $60K Trade on build)
$299,000 Total Package

Rental Appraisal

$310-$325pw

NAME	AREA	SQUARES
UNIT RESIDENCE	116.19 m²	12.51
UNIT GARAGE	26.52 m²	2.85
UNIT ALFRESCO	8.69 m²	0.94
UNIT PORTICO	2.89 m²	0.31
Grand total	154.28 m²	16.61



Turnkey Inclusions

General Inclusions

- Service connections
- Full landscaping with turf to front and rear yards
- Fully fenced half shared and gate
- Clothesline & Letter box
- Concrete driveways and paths

Construction

- Pine frame with max 450mm stud spacing
- 2440mm high ceilings with metal battens throughout
- Colorbond iron roof including sisalation
- Sliding windows with insect screens and key locks
- Obscure glazing to bathroom, ensuite and WC windows
- Choose from designer Internal & External colour boards from Access Range
- Brickwork above windows
- Colorbond roller garage door with 2 remote controls
- Concrete driveway to portico and alfresco
- Clothes line and letter box
- Continuous flow gas hot water in NSW with 2100 litre slimline rainwater
- R2.0 insulation batts to all external walls and internal walls of garage
- R4.0 insulation batts to the ceiling of all living areas

Internal Features

- Vancluse entry door with flush panel prime coat doors internally
- Lockwood 63mm Vicinity lever set to internal doors
- Privacy set included to bathroom, W.C, and ensuite
- Sliding robe doors with 4 shirt shelves to one end of robe in Bed 1
- Linen cupboard to have 4 full length melamine shelves
- Pantry to have 4 full length melamine shelves
- Metal plaster battens to all ceilings at 450mm centers
- 67mm x 18mm half splayed architraves and skirting
- 3 coat approved washable low sheen paint to all internal walls
- Holland blinds to all windows except for the obscured glazed windows

Kitchen

- Laminate bench tops & overhead cupboards
- Bank of 4 drawers with cutlery insert in kitchen
- 600mm stainless steel cooker
- 900mm stainless steel canopy rangehood
- 600mm stainless steel dishwasher
- 1200mm Base SS 1&3/4 bowl sink and mixer tap

Ensuite/Bathroom/WC/Laundry

- Posh Bristol tapware and accessories
- Double towel rails and toilet roll holder
- Shower bases with semi-frameless shower screens
- Kensington 45L laundry trough

Floor and Wall Finishes

- All floor and wall tiling to wet areas from colour baords
- All dry floor tiles (or vinyl plans) and carpet from colour boards

Electrical

- TV antenna connected up 2TV points (plan specific)
- Square glass light fittings throughout house
- Double power points throughout including Alfresco
- Pre-wiring for data point including NBN ready provisions

Heating and Cooling

- Split system to heating and cooling
- Ceiling fans to bedrooms

Plus much more… see sales representative for a full breakdown and updates