

For Sale

Duplex 1
48 Kiers Rd, Miami

4  2.5  1  2 



**MCMEE
DEVELOPMENTS**

Illustrations and artist impressions are indicative only and should be used as a visual guide only.
* All sizes are approximate.

offers from **\$950,000**

Contact: Natalie - 0438 225 105

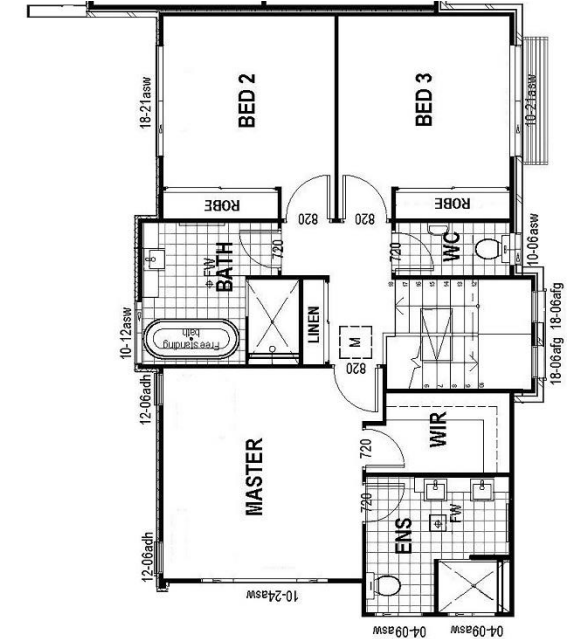
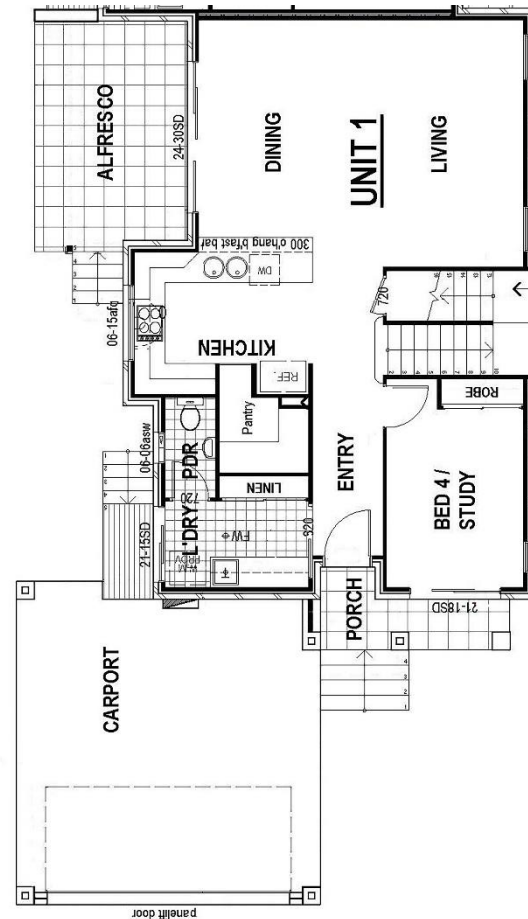
EXTERNAL INCLUSIONS:

- 6 star energy efficiency
 - Roof: Colorbond
 - Façade: Full Render with multiple materials
 - Garage Door: Automatic panel lift
 - Outdoor Living Area: Under main roof
 - Hotwater: Bosch Prof Plus 26 Gas HWS
 - Fly Screens to windows, security Screens to sliding Doors
 - External Concrete: Exposed aggregate
 - Alfresco & Porch: Tiles
 - Clothes Line: Fold down wall mounted
 - Landscaping
 - Termite Barrier: Reticulation system
 - Fencing: To front & sides including gates
- INTERNAL INCLUSIONS: Full Turn Key**

- Ceiling Insulation
- Kitchen, Vanity, Laundry Bench Tops: Stone
- Air Conditioning: Ducted
- Ceiling Fans: Living areas & bedrooms
- Lighting: LED Downlights
- Appliances: European Stainless steel incl. dishwasher
- Wardrobes: Chrome mirror sliding to bedrooms
- Tapware: Mixers & handshowers
- Window Coverings: Roller blinds to windows and sliding doors (excl wet areas)
- Floor coverings: Tiles & carpet
- TV points to living & bed 1
- Paint: 3-coat application

WARRANTIES:

- 12 month defect liability period
- 25 year structural guarantee



LOWER LIVING AREA:	86.56 sq.m
UPPER LIVING AREA:	77.57 sq.m
CARPORT:	36.78 sq.m
ALFRESCO: (covered)	10.46 sq.m
PORCH:	2.78 sq.m
TOTAL:	214.15 sq.m

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McMee Developments Pty Ltd ABN 25 636 312 291

For Sale

Duplex 2
48 Kiers Rd, Miami

4  2.5  1  2 



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offers from **\$950,000**

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EXTERNAL INCLUSIONS:

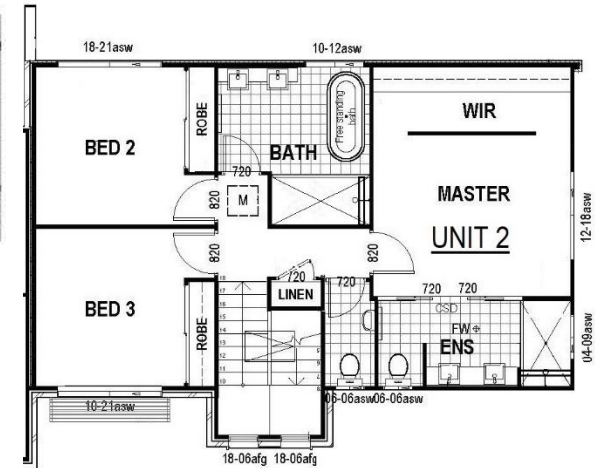
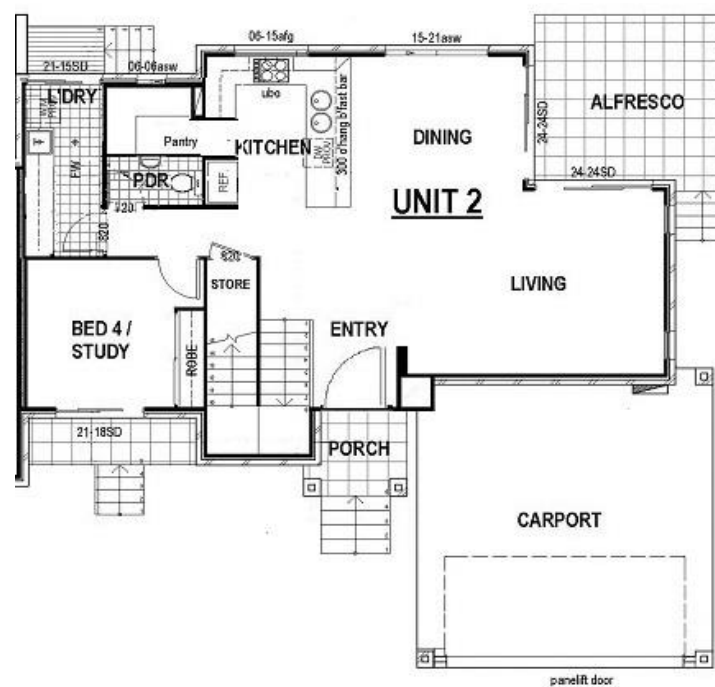
- 6 star energy efficiency
- Roof: Colorbond
- Façade: Full Render with multiple materials
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- Outdoor Living Area: Under main roof
- Hotwater: Bosch Prof Plus 26 Gas HWS
- Fly Screens to windows, security Screens to sliding Doors
- External Concrete: Exposed aggregate
- Alfresco & Porch: Tiles
- Clothes Line: Fold down wall mounted
- Landscaping
- Termite Barrier: Reticulation system
- Fencing: To front & sides including gates

INTERNAL INCLUSIONS: Full Turn Key

- Ceiling Insulation
- Kitchen, Vanity, Laundry Bench Tops: Stone
- Air Conditioning: Ducted
- Ceiling Fans: Living areas & bedrooms
- Lighting: LED Downlights
- Appliances: European Stainless steel incl. dishwasher
- Wardrobes: Chrome mirror sliding to bedrooms
- Tapware: Mixers & handshowers
- Window Coverings: Roller blinds to windows and sliding doors (excl wet areas)
- Floor coverings: Tiles, timber & carpet
- TV points to living & bed 1
- Paint: 3-coat application

WARRANTIES:

- 12 month defect liability period
- 25 year structural guarantee



LOWER LIVING AREA:	92.33 sq.m
UPPER LIVING AREA:	75.65 sq.m
CARPORT:	35.66 sq.m
ALFRESCO: (covered)	11.42 sq.m
PORCH:	3.36 sq.m
TOTAL:	218.42 sq.m

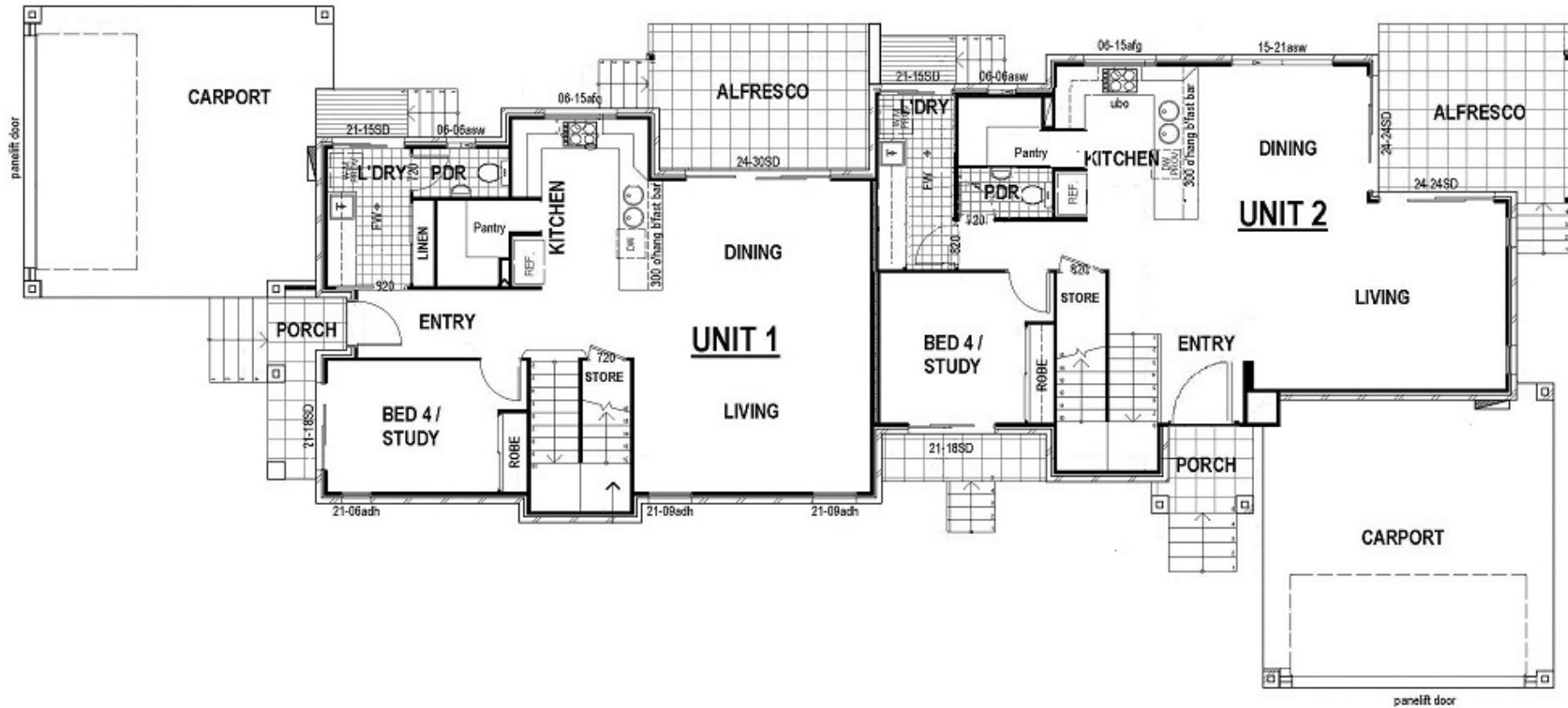
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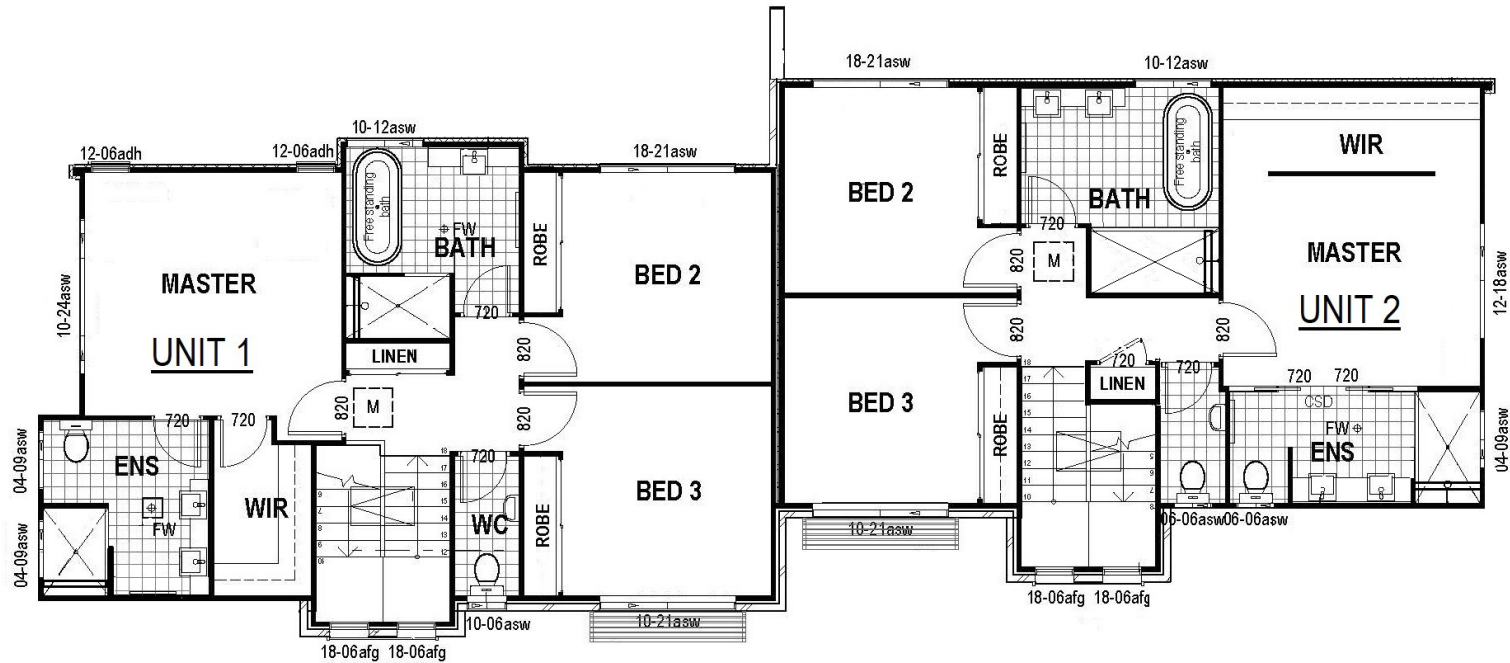
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Ground Floor Duplex 48 Kiers Rd, Miami



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First Floor Duplex 48 Kiers Rd, Miami



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