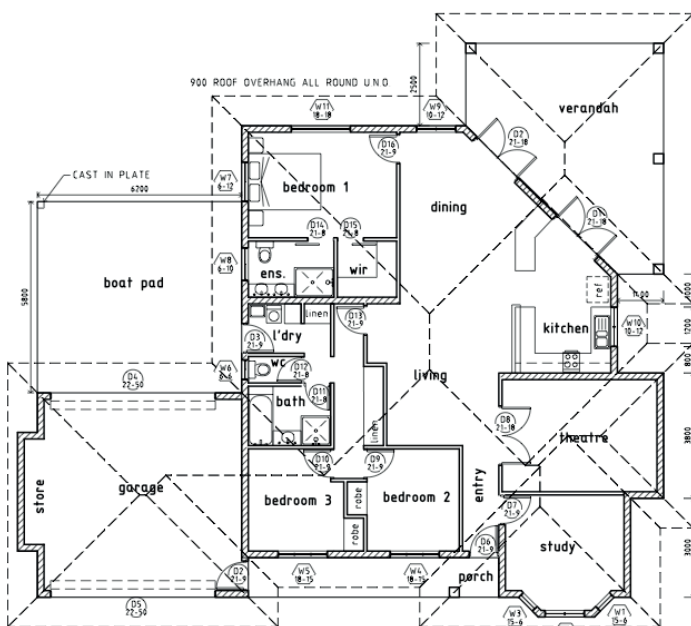


THE KILKENNY 4

\$464,374
COMPLETE



KILARNEY
HOMES



GROUND FLOOR PLAN

AT A GLANCE

Living Area: **147m²**
Verandah: **39m²**
Garage/Storeroom: **41m²**
Width: **15.3m**
Length: **16.6m**

Audited Energy Rating:



Suburbs this home has been built in: **Rosebery, Farrar, Lyons, Bellamack**

Suited to blocks with **20m or greater frontage**

ABOUT THE KILKENNY 4

Comfortable, Breezy Living

The Kilkenny is a great design for blocks with wide frontages. The offset garage with storeroom enables secure parking of a boat or extra car, and the breezy open plan layout is great for entertainment.

We can also provide a boat pad to the rear, a great and secure way to look after your leisure possessions.

The master bedroom is large, and has a large robe and ensuite, whilst the other two bedrooms are private. The study at the front is easily bedroom size but provides a good size room separate from the other areas.

A massive verandah is a great feature to this home.

This house is well suited to a pool in the backyard, and our sales staff can show you what we can do with this layout!

Winner of Best Project Home under \$400,000, 2009 HIA NT Awards.

WHAT YOU EXPECT, YOU GET.

- **Award winning bathroom and kitchen designers** to create your personal design
- **Energy Rating - Five Star minimum Energy Ratings**
- **Fujitsu Inverter Air-conditioning Throughout**
- **Solahart Solar Hot Water System**
- **Rendered** inside and out
- **Good provision of windows for natural light and airflow**
- **Home all under full Colourbond 25 degree roof**, keeping it cool
- **Double Carport** (or Garage, depending on final design)
- **2700mm High Ceilings**
- **Tiled floor coverings throughout**
- **Energy saving downlights** throughout
- **Outstanding quality in finishes**
- **Your choice of ovens and cooktops** from a massive range
- **Work with in-house designers** to create your home with your choice of colours, paint, laminates, tiles and much more!
- **Quality Bathroom Fittings**
- **Full outdoor concrete**
- **Comprehensive fencing package** supplied
- **Comprehensive Landscaping package** supplied



ABOUT KILLARNEY HOMES

12-time HIA and Master Builders National Finalists 2009-2012.

With a focus on Energy Efficient Design, Killarney Homes leads the way for tropical homes in the Top End. In the last three years alone, we have been awarded for excellence across many categories we have a wide ranging portfolio of homes, townhouses and renovations. We offer simple, clear, complete home prices, something our customers come to expect. CAL Accredited for projects up to 10 Million dollars, you can count on Killarney Homes to build your dream home.



WWW.KILLARNEYHOMES.COM.AU
(08) 89 312 122