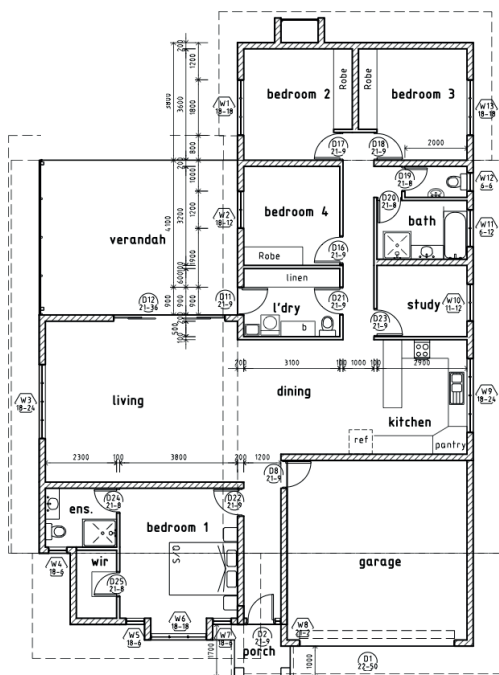


# THE OFFALLY 4

\$514,800  
COMPLETE



KILARNEY  
HOMES



GROUND FLOOR PLAN

## AT A GLANCE

Living Area: **173m<sup>2</sup>**  
Verandah: **29m<sup>2</sup>**  
Garage: **36m<sup>2</sup>**  
Width: **13.0m**  
Length: **19.5m**

Audited Energy Rating:



Suburbs this home has been built in: **Stuart Park, Lyons,, Bellamack**

Suited to blocks with **16m or greater frontage**

## ABOUT THE OFFALLY 4

*Premier four bedroom executive home*

The Offally 4 is a stylish executive 4 bedroom with study home. The master bedroom is complete with walk in robe and large ensuite.

The other bedrooms are well placed and generous in their size. Also, the house is breezy and well ventilated and cross-ventilated.

A large, well appointed kitchen, stainless steel appliances, and a large living space is part of a well balanced and planned house.

Modern, attractive and cool. What else would you want from your home?

## 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 Through-out**
- **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.



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