



Turnkey  
Package

# Camden 18

This Turnkey Package offers a modern four-bedroom home with quality finishes, open-plan living, and a double garage—fully move-in ready from day one.

4 Bed 2.5 Bath 2 Car

**House Size** 162.8m<sup>2</sup>

**Land Size** 276.7m<sup>2</sup>

Lot 1605

## Package Price

**\$1,030,890**

House Price

\$662,790.00

Land Price

\$368,100.00

Caesarstone kitchen benchtops & Polytec cabinetry

Fisher & Paykel oven, cooktop, rangehood & dishwasher

Tiles to Kitchen, Bathrooms & wet areas, Carpet to Living areas, Stairs, bedrooms and robes.

2450mm ceiling height to ground floor

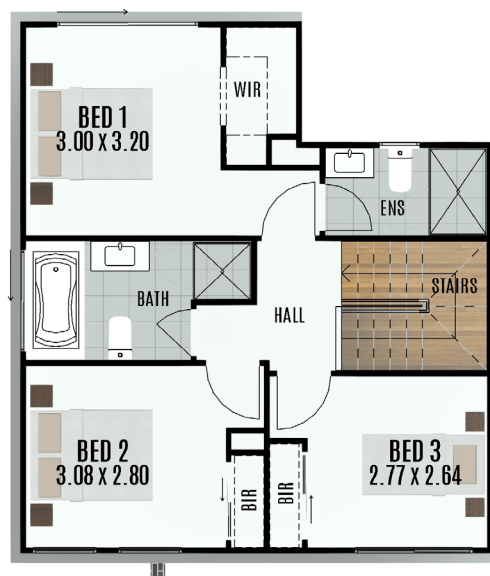
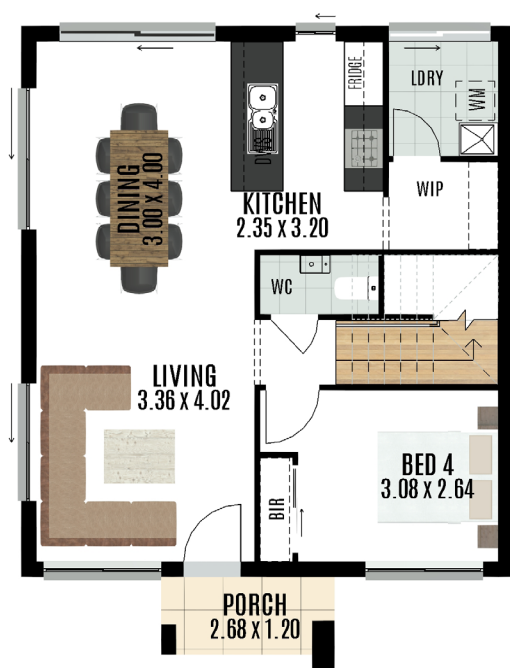
Wall vanity basin, freestanding bath & shower niche

Full landscaping package including lawn, garden beds, plants, mulch & brick edging, clothesline, fencing & letterbox

Ducted air conditioning throughout

# Camden Floor Plan

The Camden brings together open-plan living, a generous kitchen and dining area, and four upstairs bedrooms—delivering the right mix of family connection, comfort, and everyday practicality.



|                   |                           |           |             |                |             |
|-------------------|---------------------------|-----------|-------------|----------------|-------------|
| <b>Total area</b> | <b>162.8m<sup>2</sup></b> | Living    | 3.36 x 4.02 | Master bedroom | 3.00 x 3.20 |
| Block width       | 11m                       | Dining    | 3.00 x 4.00 | Bedroom 2      | 3.08 x 2.80 |
| Block length      | 25.2m                     | Kitchen   | 2.35 x 3.20 | Bedroom 3      | 2.77 x 2.64 |
| Porch             | 2.68 x 1.20               | Bedroom 4 | 3.08 x 2.64 | Garage         | 5.62 x 5.52 |

Disclaimer: This plan is indicative only and subject to council and other relevant authority approval. All information and images in this plan are indicative only and subject to authority approval and, may change at any time without notice. The plan is not a legally binding obligation on or warranty by Risland. Risland accepts no liability for any loss or damage arising as a result of any reliance on this plan or its contents. Prospective purchaser should make own enquiries before purchase.



# Lot 1605

## Wilton Greens

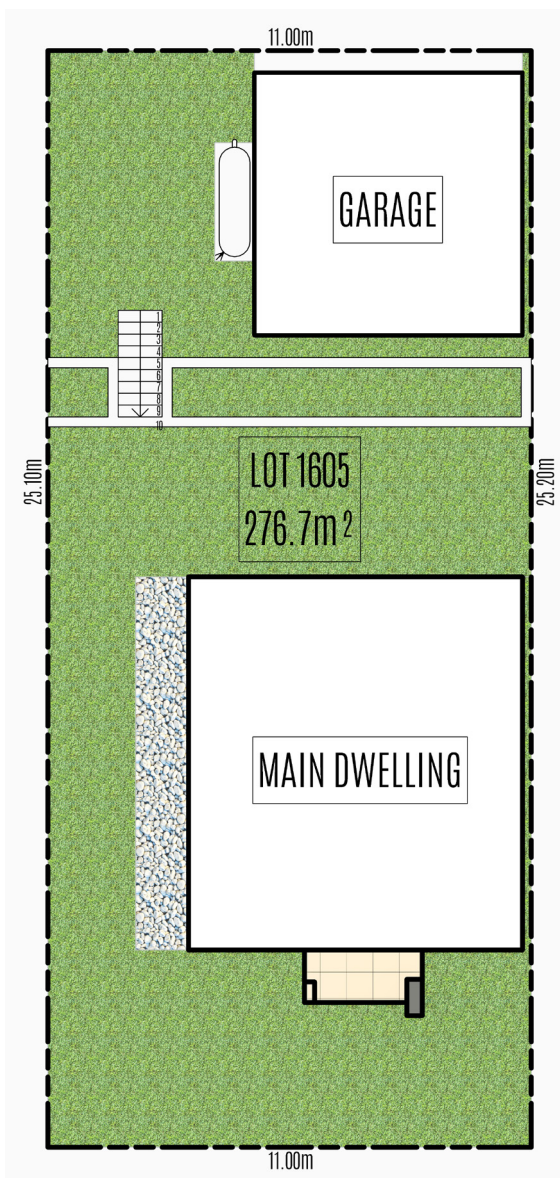
Lot 1605 at Wilton Greens Estate provides the perfect base for modern living, featuring a well-planned layout, detached rear garage, and generous outdoor space—bringing together comfort, convenience, and lifestyle.

## SMARTER & CONNECTED LIVING

Be part of a visionary community that offers the best of modern living and a natural environment.

## WHERE FAMILY THRIVES

Wilton Greens offers an impressive range of lifestyle activities, indoor and out, to ensure families can enjoy an active and vibrant life built around the exceptional natural attributes of the location.



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OPTIONAL Upgrade Items - Camden 18sq

| Item                                                                                                                                                                                                      | Total (incl. GST) |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|
| Tiled Patio (incl. screed)                                                                                                                                                                                | \$900.00          |
| 40mm stone benchtops (standard range) to kitchen in lieu of 20mm stone                                                                                                                                    | \$950.00          |
| F&P 90cm Appliance Pack (incl. 90cm s/steel elec oven, 90cm s/steel natural gas cooktop, 90cm undermount rangehood)                                                                                       | \$1,450.00        |
| Alarm package - Including 1 x Bosch 2000 Alarm System, 1 x LCD Code Pad, 4 x Sensors, Internal & External Sirens                                                                                          | \$1,580.00        |
| LED Downlights to bedrooms and walk in robes x9                                                                                                                                                           | \$1,590.00        |
| Full height tiles to bathroom and ensuite in lieu of standard                                                                                                                                             | \$3,560.00        |
| Laminate flooring (Category 1 - 8mm Vista range) to ground floor main living areas (in lieu of tiles)                                                                                                     | No Charge         |
| Laminate flooring (Category 1 - 8mm Vista range) ground floor bed 4 and robe, staircase (custom bullnose treads) and first floor hallways, bedrooms, robes and linen in lieu of standard carpet inclusion | \$4,790.00        |
| Roller blinds to windows & sliding doors (excluding wet areas)                                                                                                                                            | \$2,770.00        |
| 2600mm Ceiling Height to ground floor only in lieu of standard 2450mm                                                                                                                                     | \$2,350.00        |

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