

AVILA

SSD

FREE UPGRADE
TO STEEL FRAME

For more information, visit
<https://shorturl.at/ewIN7>

SCAN ME



2 BED

1 BATH

60 sqm enclosed

78 sqm total area

SUPPLY + BUILD BUNDLE

BAL LOW
N1-3 WIND
TIMBER FRAME

CONCRETE SLAB/RAISED SUBFLOOR

Bundle Deal
For Melb
Metro Only

FROM

\$176,000* incl. GST

ON SLAB \$ 64,000 incl. GST to design and supply with iBuild
\$112,000 incl. GST to build with a third-party builder[†]

OR

ON RAISED SUBFLOOR \$ 78,000 incl. GST to design and supply with iBuild
\$ 98,000 incl. GST to build with a third-party builder[†]

*The customer will sign a contract with iBuild (ABN 77 579 054 898) for the design and supply of Kit Homes, and a separate one with a third-party builder such as JDM Homes (ABN 77 127 091 525) for assembly services; All costs are subject to site conditions; Government mandatory 7-star energy rating and livable standard design requirements may necessitate additional costs to comply with; Images are for illustrative purposes only - please refer to the Inclusions and Exclusions section of this brochure; This offer may be withdrawn without advance notice.

[†]Build costs will be confirmed by the third-party builder after engineering design is complete.

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SUPPLY + BUILD BUNDLE

2 BED

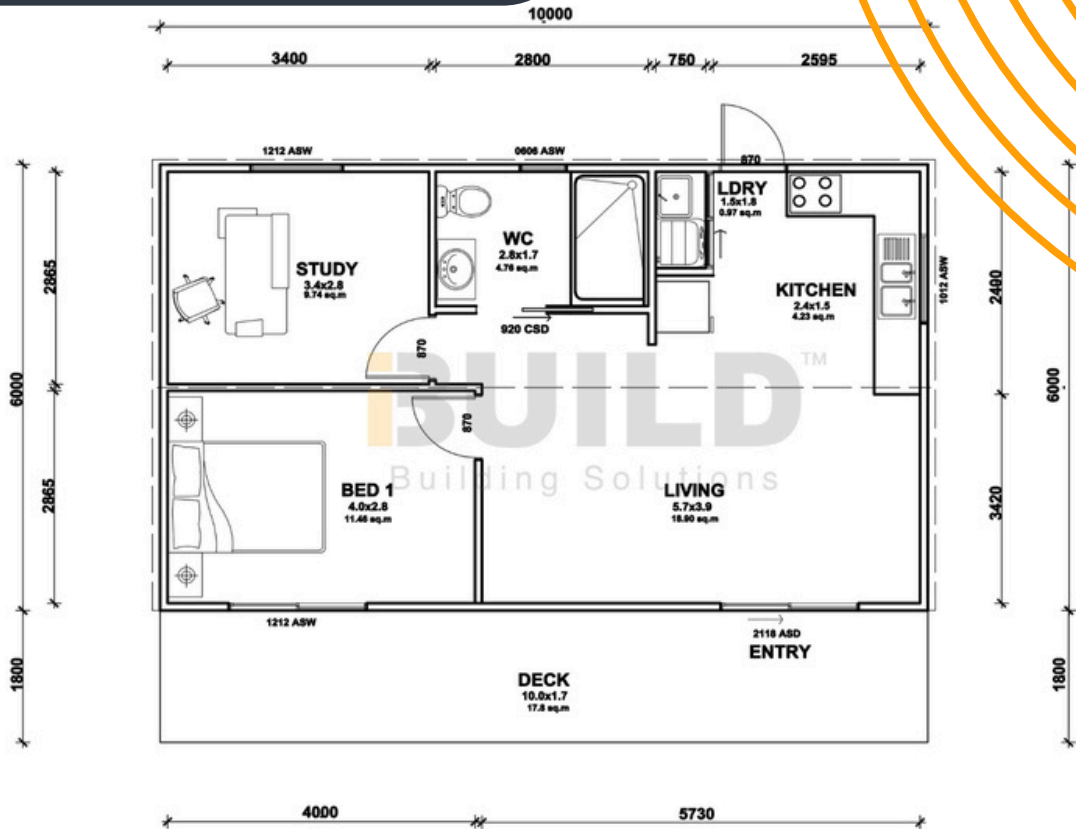
1 BATH

60 sqm enclosed

78 sqm total area

For more information, visit

<https://tinyurl.com/27g4ht7A>



✓ INCLUSIONS

For dwellings on raised subfloor, the Supply and Build bundle includes floor, lockup, lining, and final kits from iBuild, assembled onsite by a third-party builder. For dwellings on concrete slabs, the Supply and Build bundle entails the construction of the concrete slab onsite by a third-party builder, complemented by the supply of lockup, lining, and final kits from iBuild, all assembled onsite by a third-party builder.

In both scenarios, the plumbing and electrical systems within the dwelling will be provided and installed by a third-party builder, as part of the bundle package. All house kits provided by iBuild adhere to iBuild standard inclusions, detailed at <https://i-build.com.au/kit-homes-inclusions-exclusions/>.

✗ EXCLUSIONS

Items not provided in this bundle package may incur additional costs for:

1) Stumps for raised subfloor (subject to soil test report and site conditions); 2) Rain gardens; 3) Rock removal (if found); 4) Building permit and inspections; 5) All service and connection fees, Gas in common areas, Main meter Water, Electricity, South east water connections, Telstra; 6) Council contribution fees and Connection fees; 7) Subdivision and surveying fees; 8) Site re-establishment fees; 9) Cross over and asset protection fees; 10) Demolition; 11) Service connections (to be assessed onsite); 12) Additional bulk concrete to bored piers and bindings greater than depths indicated by engineer; 13) Underpinning of existing or neighbouring properties; 14) Contaminated soil removal; 15) Retaining walls/Aggie pipes and silt pits; 16) Termite treatment; 17) Traffic Management; 18) Robe fit outs; 19) Floor coverings; 20) Floor insulation (subject to BASIX / Energy Report); 21) Cladding to sub-floor; 22) Ant caps / termite treatment other than H2/3 and LOSP impregnated timber (no allowance for T2 timber unless noted otherwise); 23) Paint or floor coverings; 24) Window furnishing / coverings; 25) Window flashings; 26) Land survey; 27) Soil tests; 28) BAL, wind rating and other planning related reports; 29) Electrical layouts, underground power; 30) Appliances other than stove top and oven; 31) Heating/Cooling; 32) Tiles or shower screens; 33) Mirrors; 34) External Window architraves; 35) Landscape designs or plans; 36) Any other requirements for individual councils.

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