

# BUILT

AT THE BROOK  
AT BYFORD



**smoothstart**  
Where home ownership begins

Lot 2 Braford Way, Byford | Lot size 150m<sup>2</sup> | House size 98.41m<sup>2</sup>



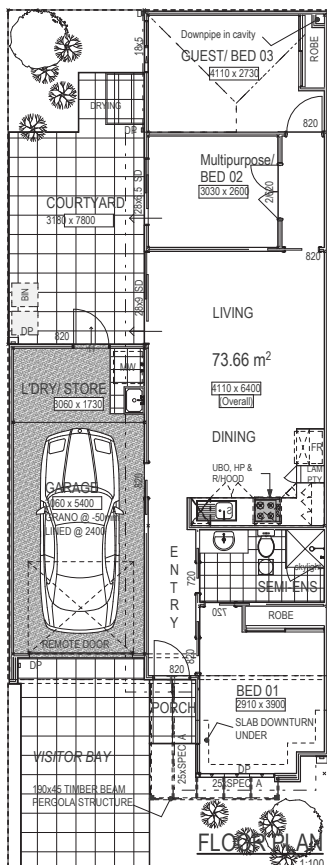
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Lot 2 Braford Way

## \$248,043\*

- Designer street elevation and a Skillion roof
- Open plan living, dining and kitchen
- Outdoor Entertainers area
- Premium Artusi Kitchen Appliances
- Plumbing Package including choice of chrome or black tapware
- Electrical Package including 7 downlights, double power points throughout with 2 integrated USB ports.
- Custom interior designed colour schemes
- Quality flooring and window treatments throughout
- 6 Star Energy Sustainability

### SmoothStart Contact

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### The Brook at Byford Contact

Robert Piromalli on 1300 295 809  
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**Buy now on \$1,000 land deposit. Fencing & Front and Rear Landscaping included.**

Package price is reduced by the \$10,000 First Home Buyers Grant (eligibility criteria apply). Availability is subject to change without notice.

\*Terms and Conditions apply. The images displayed are for illustrative purposes only. To obtain design specifications, weekly pricing and package inclusions contact SmoothStart (BC 13053).

1300 295 809  
thebrookatbyford.com.au

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DEVELOPING TOMORROW TODAY