

# House and Land

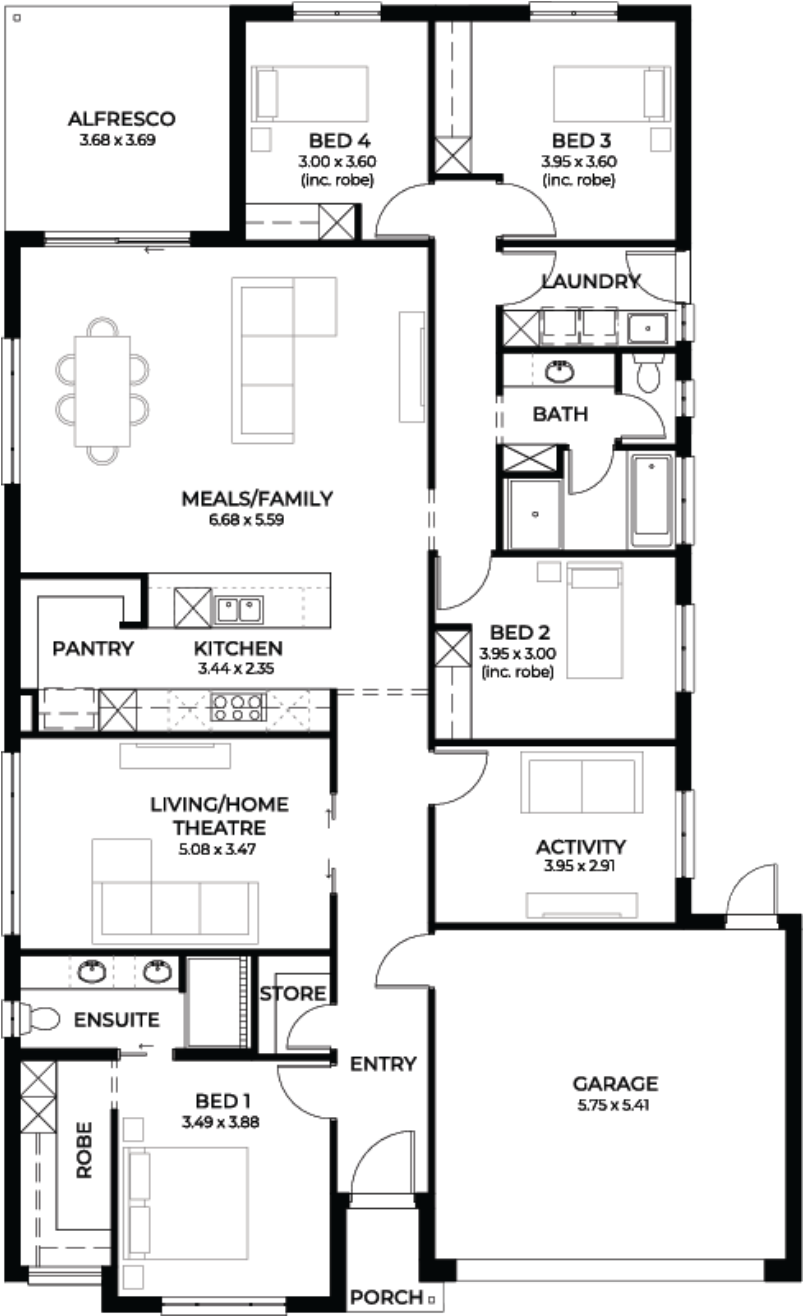
from  
\$742,400\*

LOT 13  
Irvine Drive  
Gawler Belt  
'Sepia 5.0'

Lot Size 702.00m<sup>2</sup>  
Design Sepia 5.0  
Block Size 702m<sup>2</sup>  
House Size 247m<sup>2</sup> / 27.00sqm  
Width 13.00m



4 2 2 2





**Lucky you,  
all these  
impressive  
features are  
included with  
this home**

Great family design with titled block,  
ready to build

Builders promotional discount applied

NCC Liveable Housing Standards with  
7 star energy efficiency

Solar power system

2.7m ceiling throughout /25 degree  
roof pitch /450mm eaves

2.3m high doors (external and  
Internal)

Insulation throughout including R 6.0  
to Ceiling

900mm Westinghouse Appliances to  
kitchen

Built in robes with mirror finish,  
drawers and shelving set

1.95m high Milan Semi-Framed  
Shower Screens

45L inset trough to laundry with  
floorunits and tiling behind

400mm deep Overhead cupboards  
and Dishwasher to Kitchen

Auto single span panel to garage

Data based Footing and Site works  
allowance

3 Month Maintenance and 25 Year  
Structural Guarantee