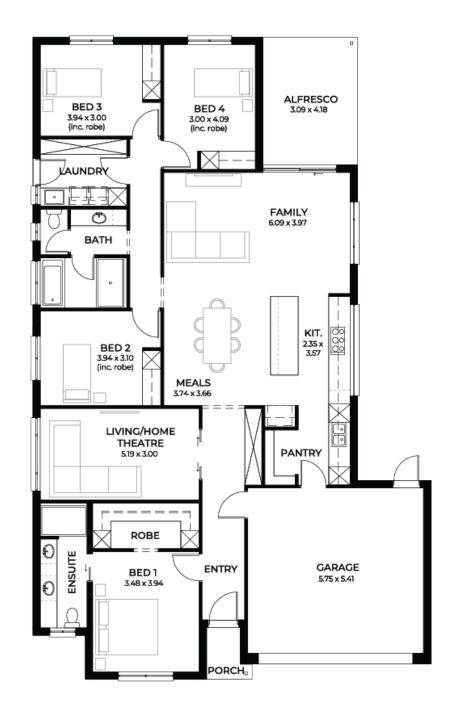
House and Land from \$776,985^{*}

LOT 205 Nyon Court Angle Vale 'Cyan 5.0'

Lot Size Design	577.00m² Cyan 5.0
Block Size	577m ²
House Size	232m ² / 25.06sqs
Width	13.00m



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Llewelyn Dias 0450 912 104

Ilewelynd@sahousingcentre.com.au **sahousingcentre.com.au** * Terms and Condition's apply. For full details go to sahousingcentre.com.au/terms-and-conditions/



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

Finance options available – call now to book an appointment

Frontage 7 (as pictured) or choice of other façades

\$15,000 build discount applied (Limited time offer) Call now on 0450 912 104

Ducted reverse cycle air conditioning with wifi controller + 4KW solar system

Microwave & dishwasher provision + plumbed water point for fridge

2700mm high ceilings & 2340mm high internal doors + carpet and timber flooring

Stainless steel cooktop, 900mm oven & Westinghouse retractable rangehood

400mm deep overhead cupboards to Kitchen with finger grip+700mm deep kitchen cupboards

Designer joinery handles to kitchen, laundry, bathroom and ensuite, finger grip to overheads Vinyl/mirror sliding robes with drawer units & drawer units to walk-in-robe

Clipsal Iconic light switches, television points, data points and double power points

Bela round internal door handles + Kip sink mixer with feature mosaic splashback tiles to kitchen

25 degree roof pitch with 450mm eaves + Colorbond roof, fascias and gutters & NBN connection

Milan Semi-Framed Shower Screens + 900mm high mirror full length of vanity to ensuite & bath

45 litre inset trough, broom cupboard and bin to laundry

Insulation R2.5 to external walls R6.0 to ceiling and internal walls

Generous siteworks and footings allowance

3 month warranty period + 25 year structural guarantee



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