

# House and Land

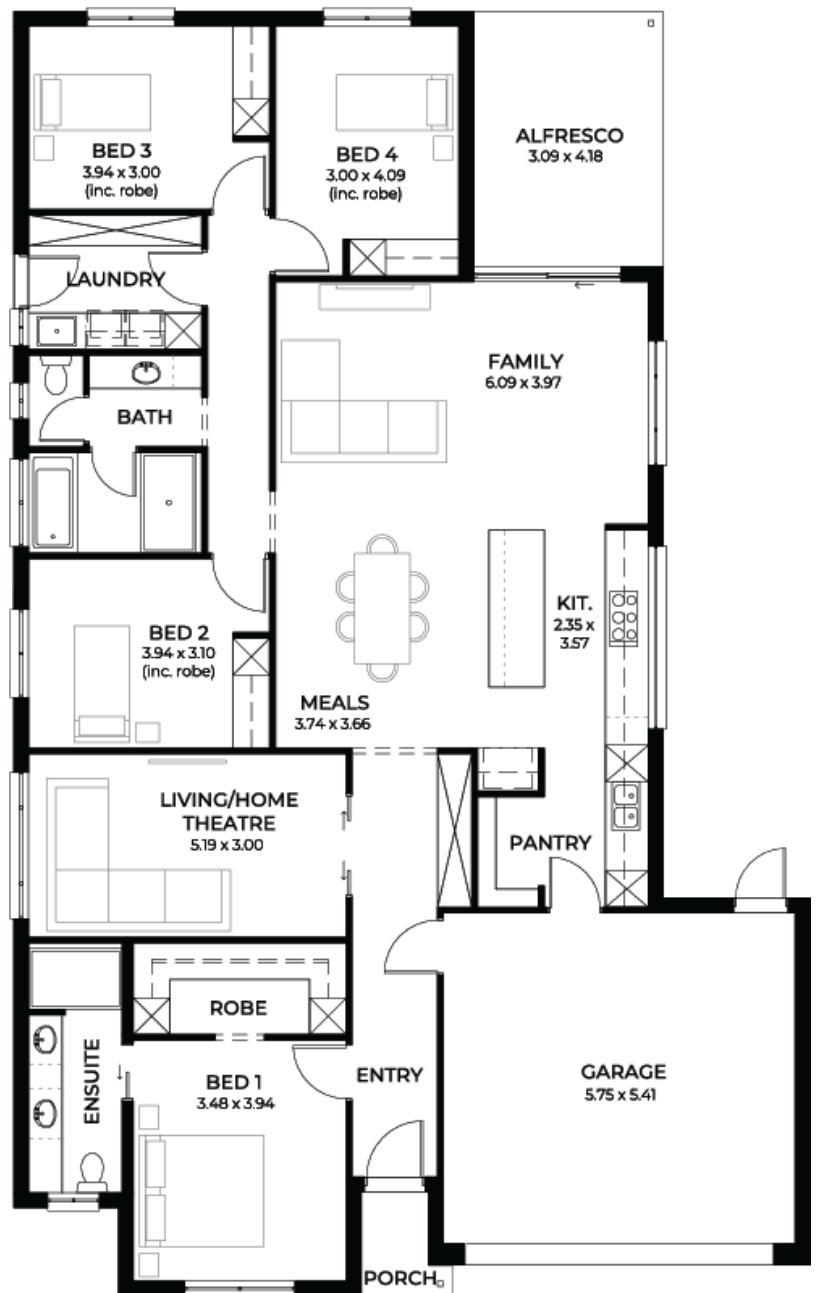
from **\$776,985\***

LOT 205  
Nyon Court  
Angle Vale  
'Cyan 5.0'

Lot Size 577.00m<sup>2</sup>  
Design Cyan 5.0  
Block Size 577m<sup>2</sup>  
House Size 232m<sup>2</sup> / 25.06sqgs  
Width 13.00m



 4  2  2  2





**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