

# House and Land

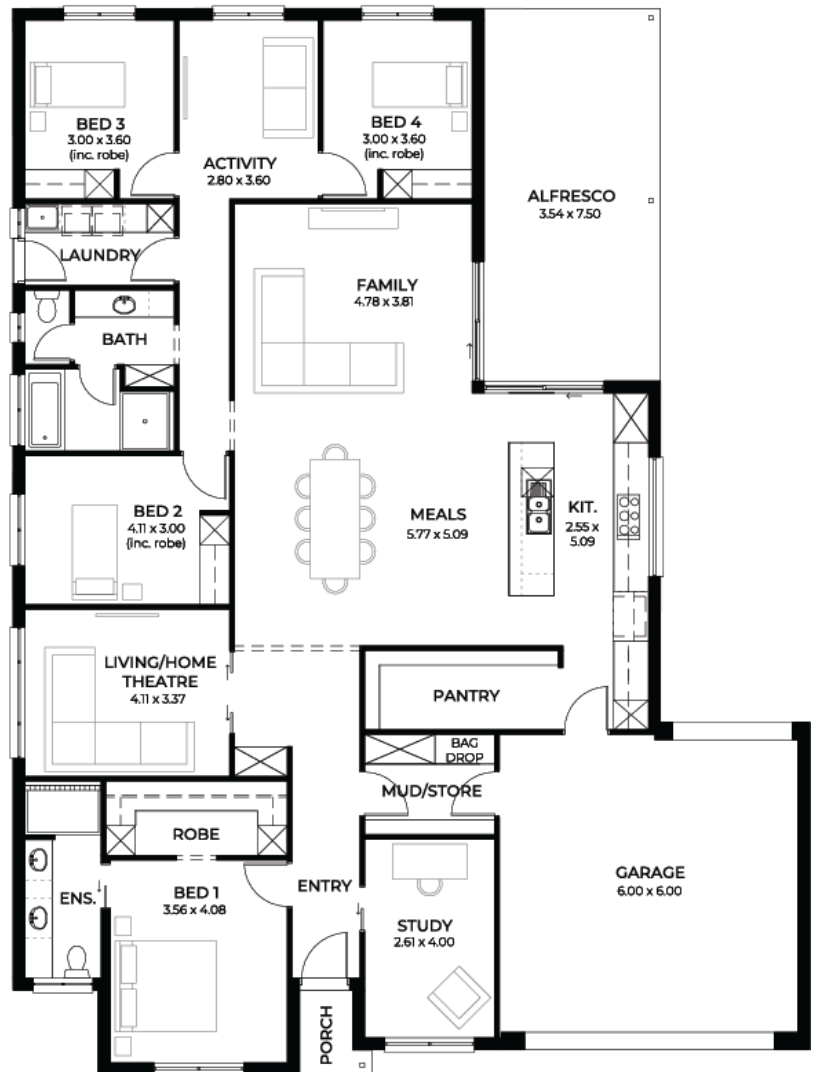
from **\$801,200\***

LOT 75  
Audrey Ave  
Angle Vale  
'Emerald 5.0'

Lot Size 630.00m<sup>2</sup>  
Design Emerald 5.0  
Block Size 630m<sup>2</sup>  
House Size 292m<sup>2</sup> / 31.53sqs  
Width 16.00m



 4
  3
  2
  2





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

- Premium upgrade home full of luxury inclusions
- Ducted reverse cycle air conditioning with wifi controller
- Full height wall tiling to bathroom and ensuite
- Tiled ledge to ensuite & bathroom
- Three HWS temperature controllers
- Milan semi-framed shower screens
- Sensor lights to pantry, garage and entry
- Recessed kickers to vanities in bathroom and ensuite
- 20mm solid surface benchtop to kitchen
- Pot drawers
- LED strip lighting to cooktop run
- Soft close runners to kitchen, laundry, bathroom and ensuite drawers
- Clark Polar double bowl (undermount)
- 900mm Westinghouse cooktop, oven & range hood
- Dishwasher included
- Mosaic splash back
- 2 heat light combination exhaust fan to bathroom and ensuite
- Flooring throughout tier 2
- Complete laundry; overheads, bin, hanging rail & broom cupboard
- Footings & siteworks generously costed
- 25-year structural guarantee