

# House and Land

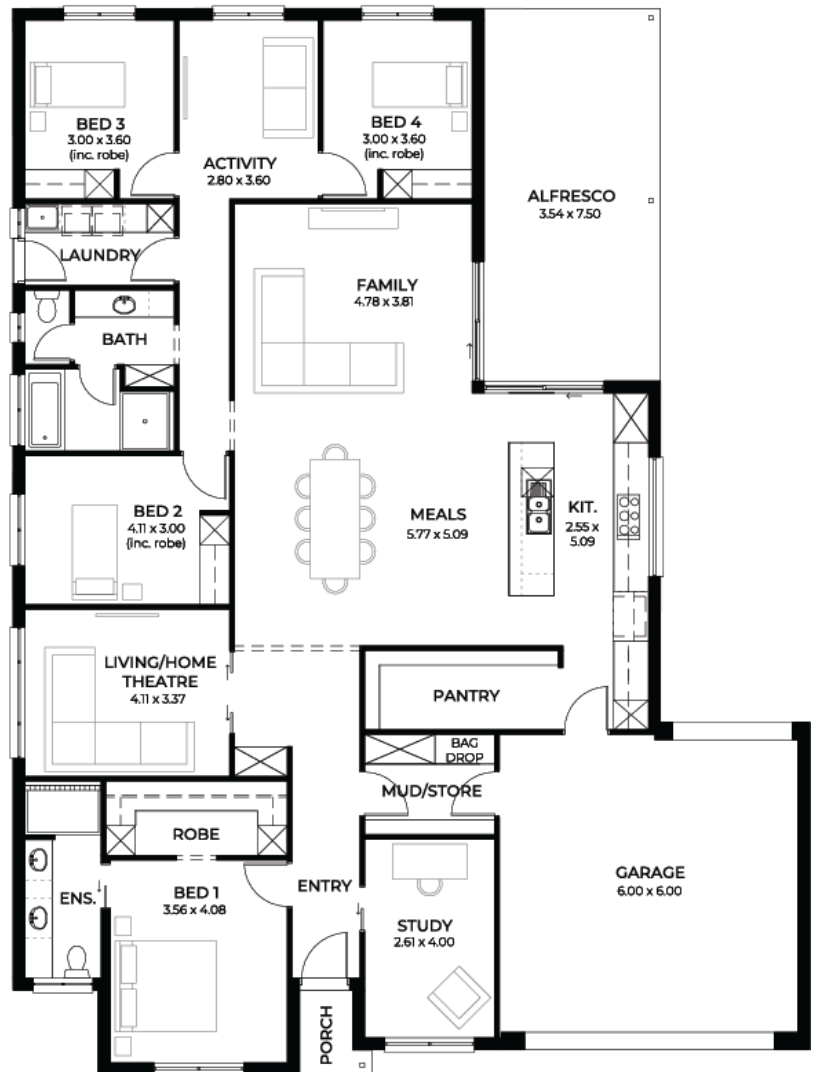
from **\$763,800\***

LOT 72  
Audrey Avenue  
Angle Vale  
'Emerald 5.0'

Lot Size 540.00m<sup>2</sup>  
Design Emerald 5.0  
Block Size 540m<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**

- Siteworks and footing allowance above standard
- Ducted reverse cycle air conditioning with wifi controller
- 25-year structural guarantee
- Brick veneer dwelling
- 6.6kW solar system
- 2700mm high ceilings
- 900mm Westinghouse Oven, cooktop & range hood
- Mosaic splash back
- Dishwasher, water point to fridge & pull out sink mixer included
- Semi-framed shower screens
- Tiles to verandah / porch / alfresco
- Frontage displayed included
- Complete laundry; overheads, pull out bin, hanging rail, pull out sink mixer
- 2 heat light combination exhaust fan to bathroom and ensuite
- 1675mm Newbury acrylic bath to bathroom
- Tier 2 flooring
- Single span panel lift garage door
- 25-degree roof pitch with 450mm eaves
- Fly screens to all windows