

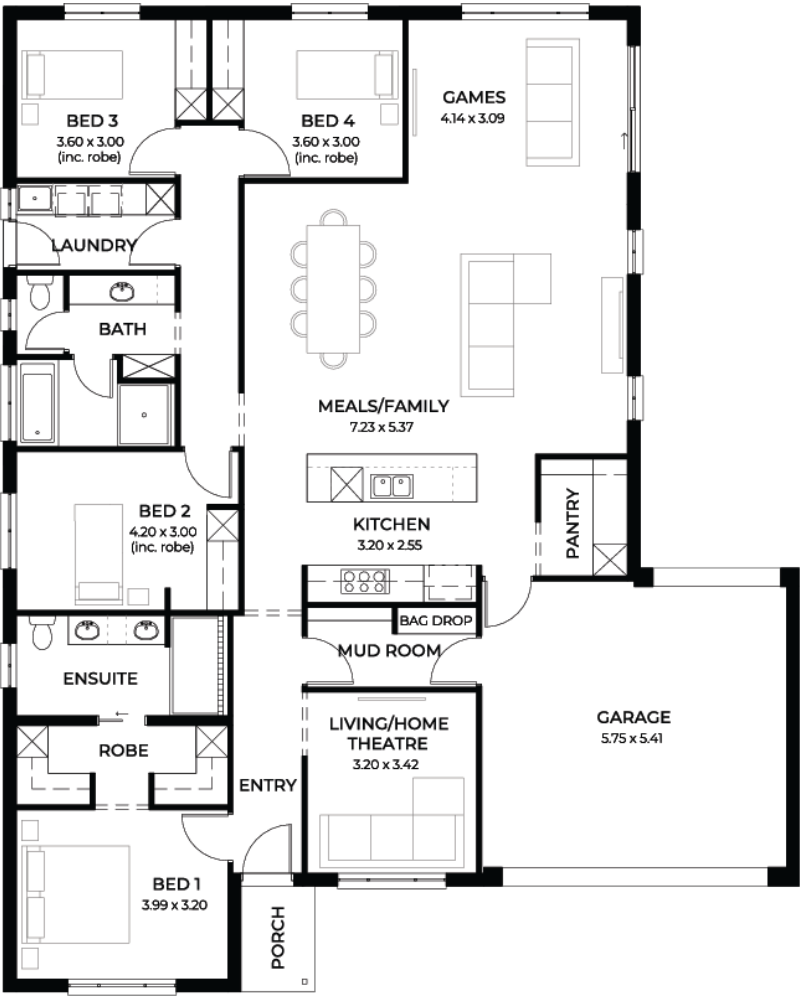
House and Land

from
\$716,010*

LOT 73
Audrey Avenue
Angle Vale
'Fuchsia 3.5'

Lot Size 540.00m²
Design Fuchsia 3.5
Block Size 540m²
House Size 228m² / 24.64sqsq
Width 15.00m

4 3 2 2





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

Remarkable 4-bedroom home, large family/meals/games area with mud room (bag drop)

Frontage 7 (as pictured) or choice of other facades

Titled land " ready to build on - \$30K build discounts applied (limited time offer)

Land sales is via letter of offer " please call for more details

Ducted reverse cycle air conditioning with wifi controller+ 6.6Kw 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 range hood

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

2 heat light combination exhaust fans to bathroom and ensuite

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

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

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

Fly screens to all windows (excludes sliding doors) & termite barrier treatment to whole house

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 R5.0 to ceiling and internal walls

Generous siteworks and footings allowance

3-month warranty period + 25-year structural guarantee

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