

# House and Land

from  
\$743,710\*

LOT 111  
New Road  
Nuriootpa  
'Amber 5.0'

Lot Size 1047.00m<sup>2</sup>  
Design Amber 5.0  
Block Size 1047m<sup>2</sup>  
House Size 273m<sup>2</sup> / 29.42sqsq  
Width 16.00m



5 3 2 2





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

Remarkable 5-bedroom home, large family/meals/butler's pantry area with mud room (bag drop)

Frontage 7 (as pictured) or choice of other facades

\$17,000 build discount applied (limited time offer) call now on 0450 912 104

Ducted reverse cycle air conditioning with wifi controller + 6.6Kw solar system

R6.0 insulation to ceiling, R2.5 to external walls, R2.0 to internal wall, garage & alfresco ceiling

Microwave & dishwasher provision + plumbed water points 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

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

Generous siteworks and footings allowance

3-month warranty period + 25-year structural guarantee