

# House and Land

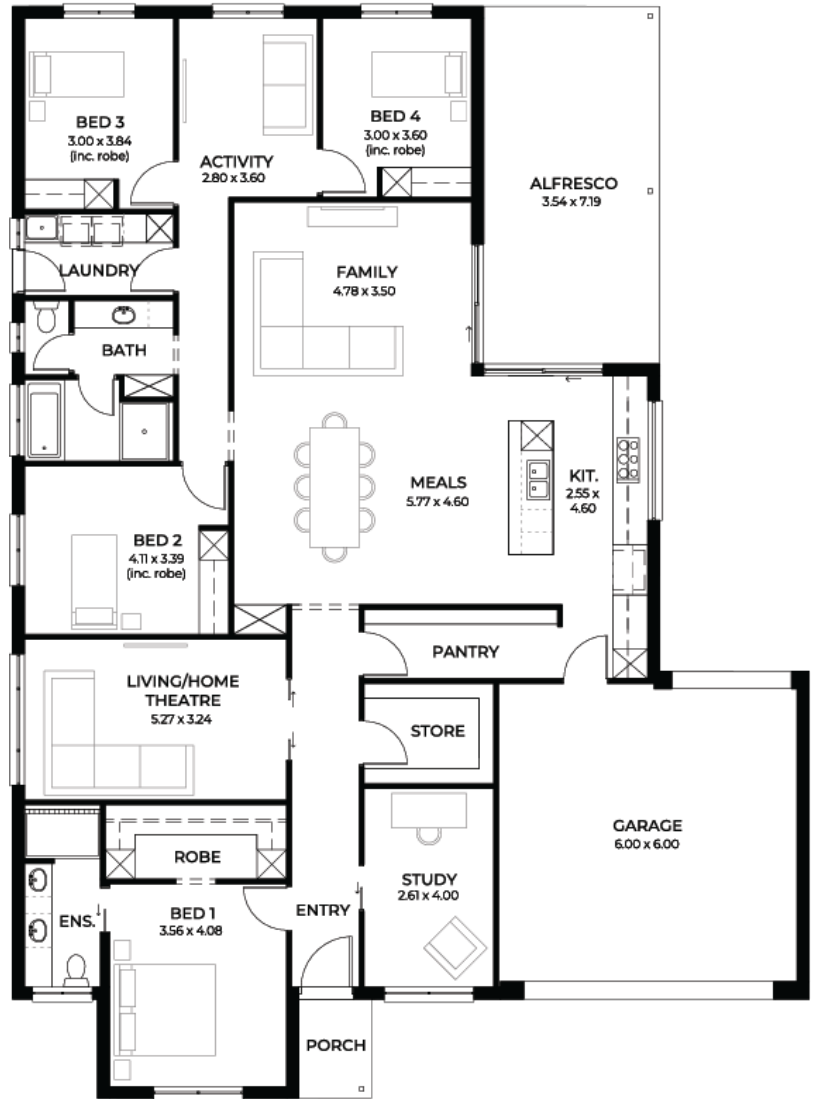
from  
**\$752,225\***

LOT 110  
New Road  
Nuriootpa  
'Emerald 3.5'

Lot Size 1062.00m<sup>2</sup>  
Design Emerald 3.5  
Block Size 1062m<sup>2</sup>  
House Size 290m<sup>2</sup> / 31.24sqgs  
Width 16.00m



 4  3  2  2



**SA** HOUSING  
CENTRE

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\* Terms and Condition's apply. For full details go to [sahousingcentre.com.au/terms-and-conditions/](http://sahousingcentre.com.au/terms-and-conditions/)



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

Free reverse cycle A/C with Wi-Fi control

New Liveable Housing Standards with 7 star energy efficiency

6.6 kW solar power system

Storm water

3000L rain water tank

4250L common effluent septic system

2.7m ceiling throughout / 25 degree roof pitch / 450mm eaves

2.3m high doors, including external and internal

Insulation throughout including R 6.0 to ceiling

900mm Westinghouse appliances to kitchen

Built in robes with mirror finish, drawers and shelving set

Tiled ledge to showers with 1.95m high Milan Semi-Framed Shower Screens

45 litre inset trough to laundry with floor units and tiling behind

400mm deep overhead cupboards and dishwasher to kitchen

Auto single span panel to garage

Data based footing and site works allowance

Premium facade as selected or your choice, including slab and tiles

Slab and tiles to alfresco as per plan

Flooring including carpets to rooms and timber laminate to living, kitchen

3 month fast track process

3 month maintenance

25 Year Structural Guarantee