

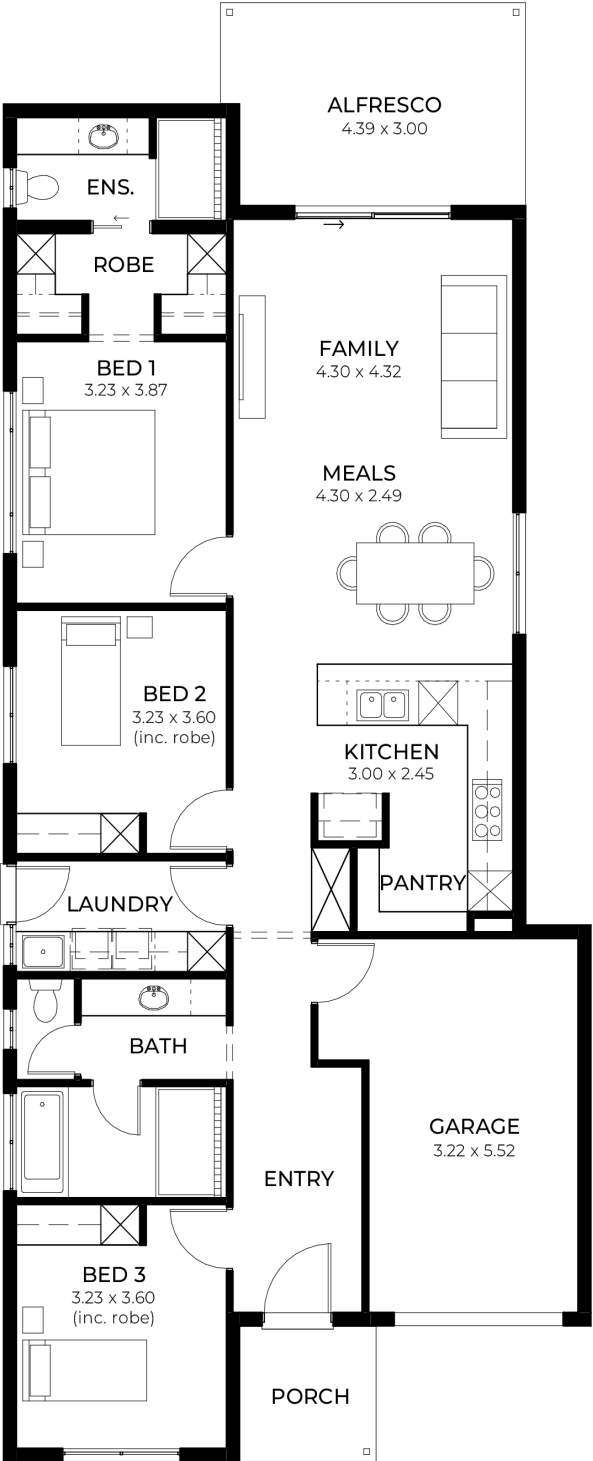
House
and Land
from
\$742,200*

LOT 87
Matthew Road
Angle Vale
'Pewter 3.5'

Lot Size 350.00m²
Design Pewter 3.5
Block Size 350m²
House Size 168m² / 18.15sqgs
Width 9.00m



3 1 2 1





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

Lifestyle

Fixed Price Inclusions Package!

Experience luxury, comfort, and efficiency with our premium inclusions, all part of your new homeâ€”at a fixed price.

- Energy & Climate Efficiency

6.6kW Solar Power System â€” Eco-friendly and energy-efficient as standard.

Ducted Reverse Cycle Air Conditioning â€” Complete home climate control with Wi-Fi connectivity.

- Stylish Interior Finishes

Lifestyle Carpet â€” Plush carpeting to all bedrooms, study, and theatre.

Timber Laminate Flooring â€” Sleek and durable finishes to entry, rear hallway, kitchen, meals, and family areas.

High Ceilings (2700mm) â€” Enhancing space and luxury throughout the home.

- Comfort & Insulation

Comprehensive Insulation Package â€” R6.0 to ceilings, R2.5 to external walls, R2.0 to internal walls and garage for year-round comfort.

- Gourmet Kitchen

Premium 900mm Westinghouse Appliances â€” Including oven, cooktop, rangehood, and dishwasher.

20mm Solid Surface Benchtops â€” Sleek and durable surfaces in kitchen and pantry.

- Designer Bathrooms

Luxury Inclusions â€” Featuring square-edge benchtops, semi-framed shower screens, and Luna tapware and accessories.

- Built-in Storage Solutions

Ample Storage Throughout â€” Including walk-in robes, mirrored sliding robes, linen cupboards, pantry, and dedicated laundry storage.

- Outdoor Living Enhancements

Entertainerâ€™s Alfresco â€” Includes slab, tiling, gas point, and stormwater system for seamless outdoor enjoyment.

- Compliance Included

Encumbrance Requirements â€” All applicable encumbrance criteria included for hassle-free approvals.*