

# House and Land

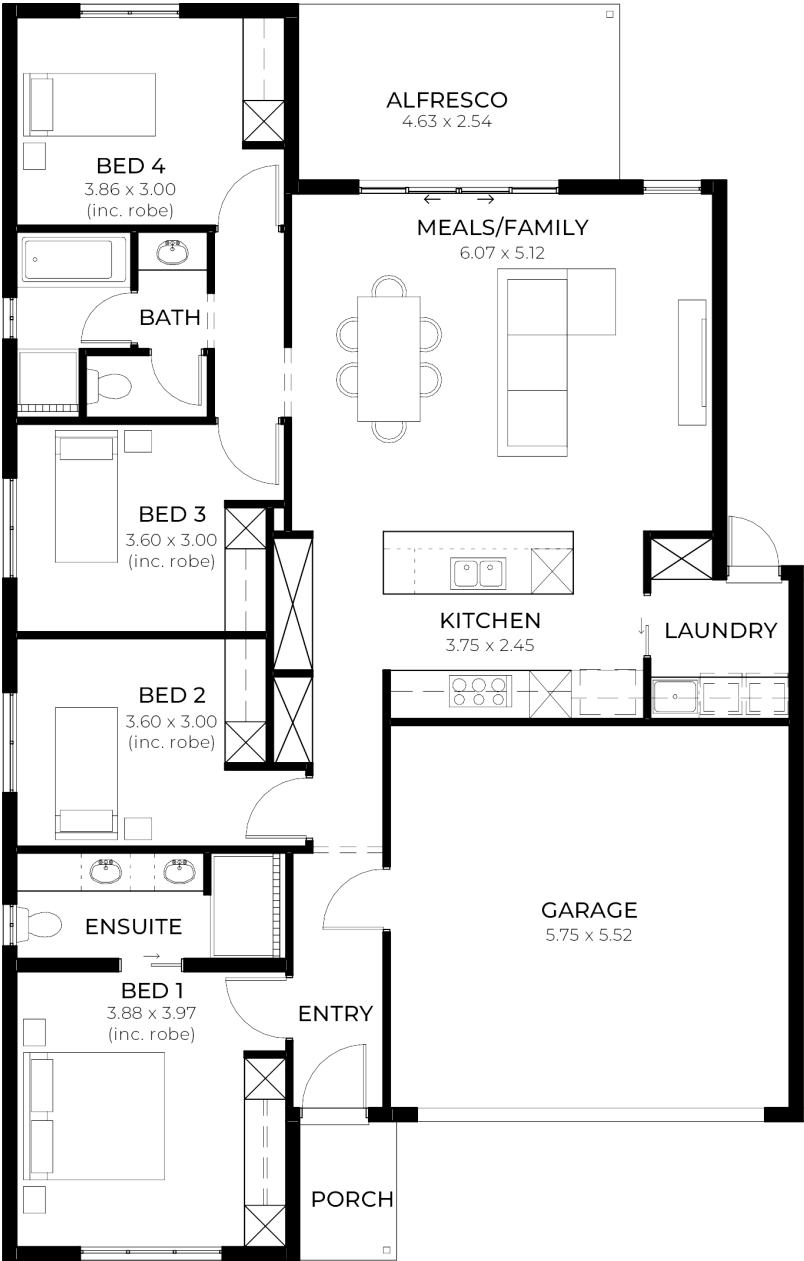
from  
\$721,900\*

LOT 116  
Acadia Court  
Mount Barker  
'Cobalt 3.5'

Lot Size 350.00m<sup>2</sup>  
Design Cobalt 3.5  
Block Size 350m<sup>2</sup>  
House Size 183m<sup>2</sup> / 19.77sq  
Width 11.50m



4 1 2 2





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

**Fixed Price Inclusions Package**

Energy & Climate Efficiency 6.6kW  
Solar Power System

Eco-friendly and energy-efficient as  
standard Ducted Reverse Cycle Air  
Conditioning

Complete home climate control with  
Wi-Fi connectivity Stylish interior  
finishes

Plush carpeting to all bedrooms,  
study, and theatre Timber Laminate  
Flooring

Sleek and durable finishes to entry,  
rear hallway, kitchen, meals, and  
family areas

High Ceilings (2700mm)

R6.0 to ceilings, R2.5 to external  
walls, R2.0 to internal walls and  
garage for year-round comfort

Premium 900mm Westinghouse  
appliances - Including oven, cooktop,  
rangehood and dishwasher 20mm  
Solid Surface benchtops

Sleek and durable surfaces in kitchen  
and pantry

Luxury inclusions featuring  
square-edge benchtops, semi-framed  
shower screens, and Luna tapware  
and accessories.

Ample storage throughout - Including  
walk-in robes, mirrored sliding robes,  
linen cupboards, pantry, and  
dedicated laundry storage

Entertainers Alfresco (as per the floor  
plan) - Includes slab, tiling, gas point,  
and stormwater system for seamless  
outdoor enjoyment

Perimeter and driveway paving  
included with storm water disposal!

Compliance Included Encumbrance  
Requirements - All applicable  
encumbrance criteria included for  
hassle-free approvals.