

# House and Land

from  
\$633,700\*

LOT 311  
Moran Place  
Strathalbyn  
'Cyan 5.0'

Lot Size 630.00m<sup>2</sup>  
Design Cyan 5.0  
Block Size 630m<sup>2</sup>  
House Size 232m<sup>2</sup> / 25.03sqsq  
Width 13.00m



4 2 2 2





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

**Fixed Price Inclusions Package!**

Experience luxury, comfort, and efficiency with our premium inclusions, all part of your new home - at a fixed price

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 Lifestyle carpet

Plush carpeting to all bedrooms, study, and theatre with timber laminate flooring

Sleek and durable finishes to entry, rear hallway, kitchen, meals, and family areas with high ceilings (2700mm)

Enhancing space and luxury throughout the home Comfort & Insulation Comprehensive Insulation Package

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 - Including oven, cooktop, rangehood and dishwasher 20mm Solid Surface Benchtops

Sleek and durable surfaces in kitchen and pantry

Designer Bathrooms Luxury Inclusions - Featuring square-edge benchtops, semi-framed shower screens, and Luna tapware and accessories.

Built-in Storage Solutions Ample Storage Throughout - Including walk-in robes, mirrored sliding robes, linen cupboards, pantry, and dedicated laundry storage

Outdoor Living Enhancements 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 stormwater disposal!

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