

House and Land

from
\$902,005*

LOT 3278
Magnolia Drive
Angle Vale
'Emerald 3.5'

Lot Size 576.00m²
Design Emerald 3.5
Block Size 576m²
House Size 289m² / 31.19sqgs
Width 16.00m



4 3 2 2





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

LIVE YOUR QUALITY LIFE! Excellent opportunity for first home buyers! Don't miss out!

Prime location! Close to all amenities, child care, public/private schools & beautiful in-estate walking reserves & playgrounds!

**18 MONTH FIXED PRICE
GUARANTEE!**

Fast track build with luxury upgrades & color schemes to whole house!

6.6kW solar package

Double Garage with Auto Panel lift door

2700mm ceiling height

Attractive House Facade (as per Estate Encumbrance)

2340mm high front & internal doors

Ducted reverse cycle air conditioning with Wi-Fi controller

Kitchen with 20mm Solid Surface Benches & 900mm Westinghouse Appliances/Dishwasher

Shower ledges & all soft closing joineries

High grade floor coverings

High grade Insulation to ceiling & internal/external walls

Turnkey Options Available

****Take advantage of massive
LIMITED TIME discount & \$15K
FHOG + STAMP DUTY WAIVER
(SUBJECT TO ELIGIBILITY)**

****Land availability/price is subject to
best offer! Land title completion Feb
'26**