

# House and Land

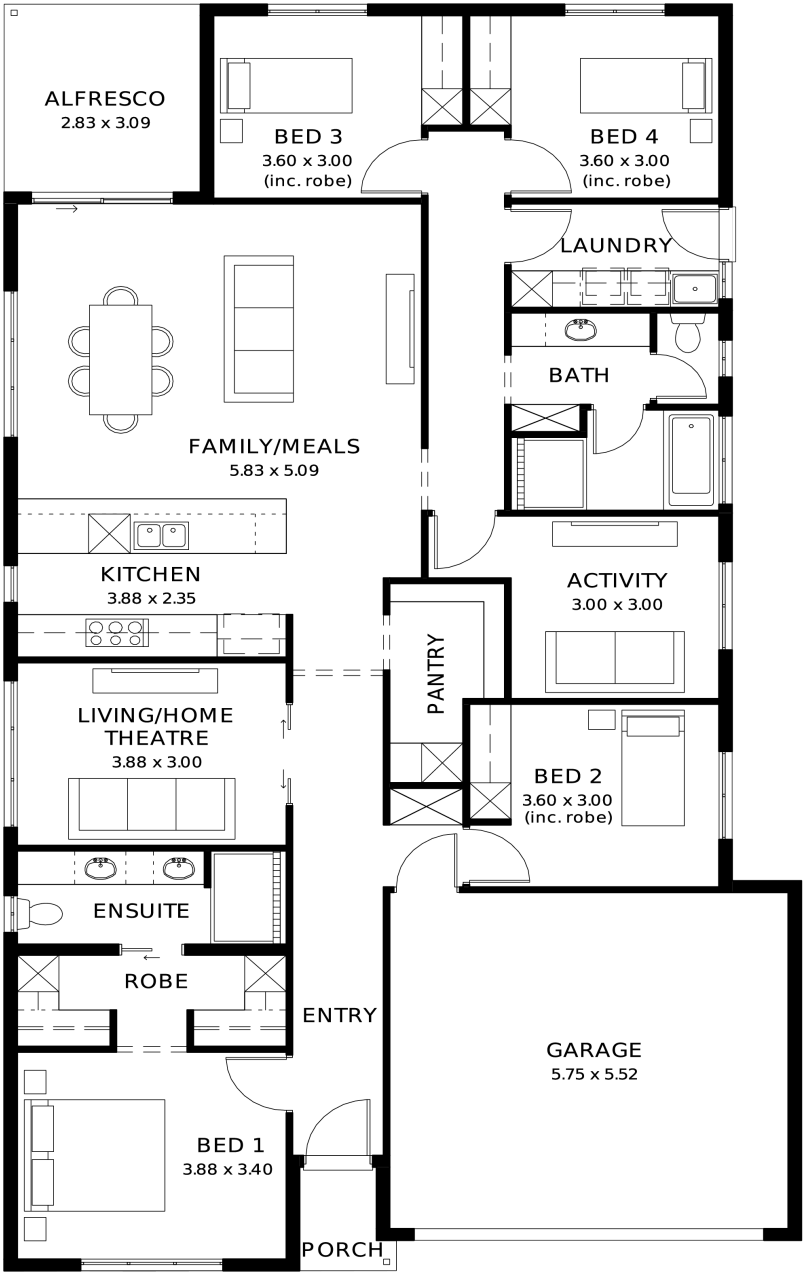
from \$715,500\*

LOT 31  
Montague Circuit  
Gawler South  
'Burgundy 5.0' (V1.2)

Lot Size 465.00m<sup>2</sup>  
Design Burgundy 5.0 (V1.2)  
Block Size 465m<sup>2</sup>  
House Size 221m<sup>2</sup> / 23.87sq  
Width 11.50m



4 3 2 2





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

Fixed price package with a 30 week build time guarantee

Footing price and encumbrance requirements included

2700mm high ceilings throughout

6.6kW solar system for energy savings

Floor to ceiling tiles to bath and ensuite

Ducted reverse-cycle air conditioning with Wi-Fi control

Colorbond roof with 25 degree pitch

Kitchen with 900mm appliances, solid benchtops, and soft-close drawers

Timber-look flooring to living areas; carpet to bedrooms and theatre

R6.0 ceiling insulation, plus insulation to walls, garage, and alfresco

Panel lift garage door with remote, rear roller door, and lighting

Tiled verandah, alfresco, and porch

Bathrooms with semi-frameless showers, tiled niches, and premium fittings

Floor to ceiling tiling to ensuite and bath

Solid surface benchtops in kitchen and pantry

2340mm internal doors and cavity sliding doors

Awning windows with flyscreens (to key areas)

Built-in robes with mirrors; walk-in robe with shelving and drawers

Laundry with overhead cupboards, pull-out bin, and broom storage

Vanities with soft-close drawers and recessed kickers

Luna accessories and full wall tiling

Clipsal Iconic light switches, TV/data points, and power outlets throughout

Outdoor features: gas BBQ point, garden taps, termite barrier

3-month maintenance period + 25-year structural warranty