

# House and Land

from  
**\$836,200\***

LOT 254  
High Street  
Roseworthy  
'Amber 5.0' (V1.3)



**Lot Size** 600.00m<sup>2</sup>  
**Design** Amber 5.0 (V1.3)  
**Block Size** 600m<sup>2</sup>  
**House Size** 272m<sup>2</sup> / 29.34sqm  
**Width** 16.00m



## 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

6.6kW solar power system

Ducted reverse cycle air conditioning with Wi-Fi connectivity

Plush lifestyle carpet to bedrooms, study and theatre

Sleek timber laminate flooring to entry, rear hallway, kitchen, meals and family areas

High ceilings 2700mm enhancing space and luxury

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

Premium 900mm Westinghouse oven, cooktop, rangehood and dishwasher

20mm solid surface benchtops in kitchen and pantry

Square edge benchtops, semi framed shower screens and Luna tapware and accessories

Walk-in robes, mirrored sliding robes, linen cupboards, pantry and dedicated laundry storage

Entertainers alfresco as per floor plan with slab, tiling, gas point and stormwater system

Perimeter and driveway paving included with stormwater disposal

All encumbrance requirements, footings and site work included in fixed price for hassle free approvals

