

# House and Land

from **\$967,400\***

LOT 226  
 Sherbrooke Loop  
 Mount Barker  
 'Emerald 3.5' (V1.3)

Lot Size 640.00m<sup>2</sup>  
 Design Emerald 3.5 (V1.3)  
 Block Size 640m<sup>2</sup>  
 House Size 289m<sup>2</sup> / 31.19sqs  
 Width 16.00m



 4
  3
  2
  2





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

18 months fixed price including footings, site works and colour selections

6.6kW solar system included

External driveway and pathway with pavers, and stormwater disposal

2.7m ceiling throughout / 25-degree roof pitch / 450mm eaves

2.3m high doors (external and internal)

Insulation throughout including R6.0 to ceiling

900mm Westinghouse appliances to kitchen including dishwasher

Full height tiling to bathrooms

Solid surface benchtop to kitchen and pantry

Double power points throughout

Built in robes with a mirror slider, drawers and shelving sets

Tiled ledge to showers with 1.95m high Milan semi-framed shower screens

45 litre inset trough to laundry with floor units and tiling behind

400mm deep overhead cupboards to kitchen and laundry

Auto single span panel to garage

Premium facade as selected or your choice, including slab and tiles

Slab and tiles to alfresco as per plan

Flooring included (carpets to rooms / timber laminate to living, kitchen)

Ducted reverse cycle air-conditioning with Wi-Fi control

Fast pre-construction process

3 month maintenance