

# House and Land

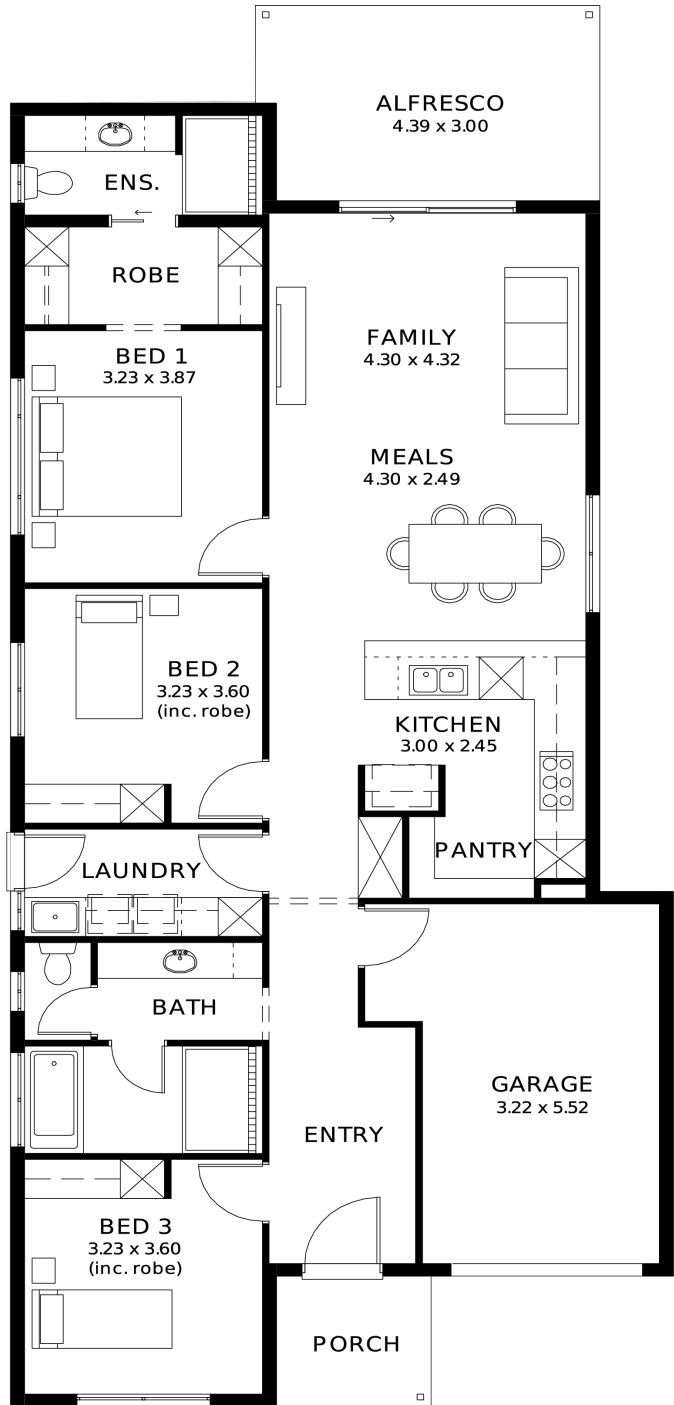
from **\$723,000\***

LOT 1206  
 Spyridium Avenue  
 Andrews Farm  
 'Pewter 3.5 (V1.4)'

Lot Size 300.00m<sup>2</sup>  
 Design Pewter 3.5 (V1.4)  
 Block Size 300m<sup>2</sup>  
 House Size 168m<sup>2</sup> / 18.12sq  
 Width 9.00m



3 1 2 1





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

Contemporary home design with modern facade and carefully curated street appeal in line with estate requirements

Elevated 2700mm high ceilings complemented by 2340mm high internal doors creating a light, open feel

Functional kitchen with premium 900mm appliances, stone benchtops & soft-close cabinetry

Walk-in pantry with ample storage

Spacious master bedroom with ensuite and walk-in robe; built-in mirrored robes to additional bedrooms

Ducted & zoned reverse cycle air conditioning with smart Wi-Fi control for ultimate year-round comfort

6.6kW solar system to support energy efficiency

High-end flooring throughout, with plush carpets to bedrooms and timber-look flooring to living areas

Stylish bathrooms with full-height tiling, tiled niches, quality fittings and semi-frameless shower screens

Double garage with automatic panel lift door

Paved driveway, perimeter paving, stormwater and termite protection included

Fixed price footings, site works and encumbrance requirements included for a seamless building process

30-week build time guarantee and 18-month fixed price

3-month maintenance period and 25-year structural warranty for peace of mind