

# House and Land

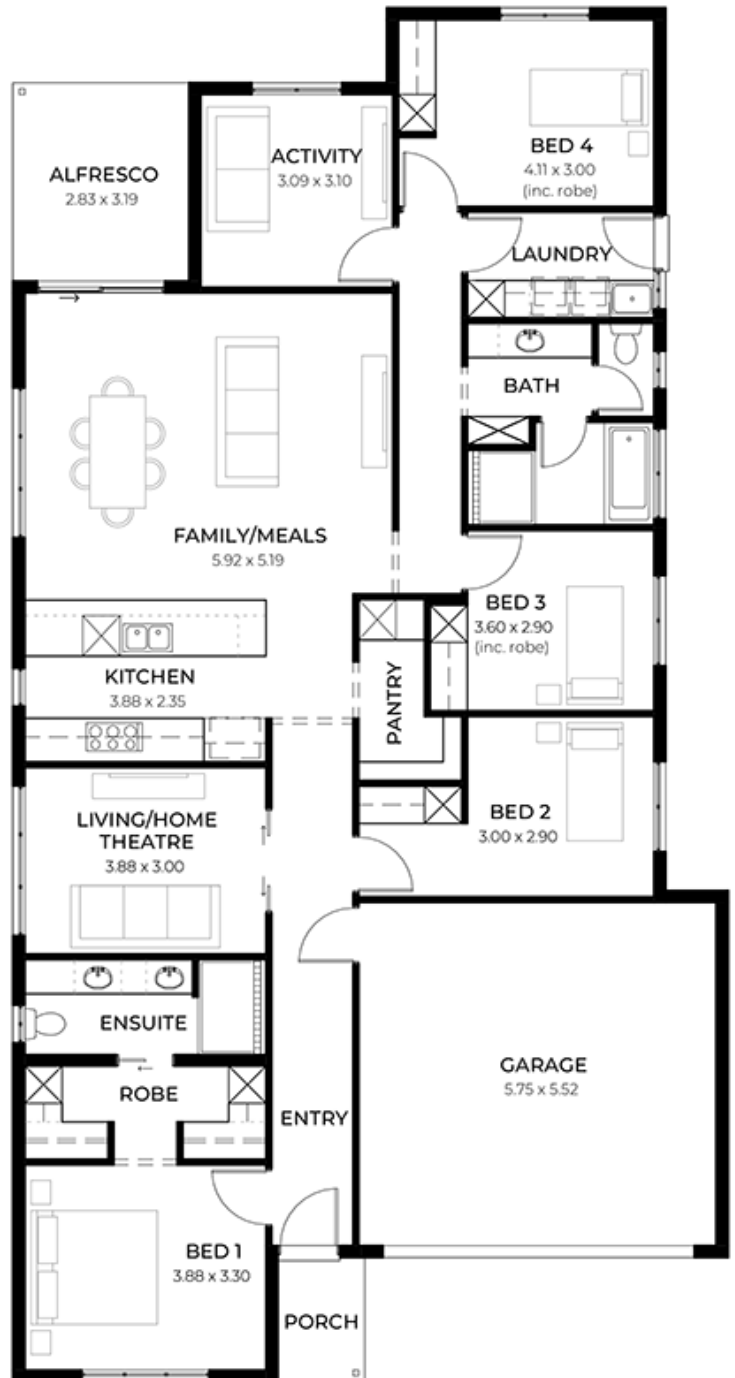
from **\$754,600\***

LOT 3451  
Griffith Way  
Riverlea Park  
'Burgundy 3.5' (V1.3)

Lot Size 375.00m<sup>2</sup>  
Design Burgundy 3.5 (V1.3)  
Block Size 375m<sup>2</sup>  
House Size 220m<sup>2</sup> / 23.78sq  
Width 11.50m



4 3 2 2



**SA** HOUSING CENTRE

**Roshan Kulatunga 0415 544 058**

roshank@sahousingcentre.com.au [sahousingcentre.com.au](http://sahousingcentre.com.au)

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

All Inclusive House and Land Package!

Experience luxury, comfort, and efficiency with our premium inclusions, all part of your new home

Energy & climate efficiency 6.6kW solar power system

Eco-friendly and energy-efficient as standard ducted reverse cycle air conditioning

Complete home climate control with Wi-Fi connectivity, stylish interior finishes, and lifestyle carpet

Highly sort after floor to ceiling tiles in bathrooms already included!

Plush carpeting to all bedrooms, study, and theatre timber laminate flooring

Sleek and durable finishes to entry, rear hallway, kitchen, meals, and family areas

High ceilings (2700mm)

Enhancing space and luxury throughout the home. Comfort & insulation comprehensive insulation package

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

Gourmet kitchen premium 900mm Westinghouse appliances - Including oven, cooktop, rangehood, and dishwasher

20mm solid surface benchtops

Sleek and durable surfaces in kitchen and pantry

Designer bathrooms luxury inclusions - featuring square-edge benchtops, semi-framed shower screens, and Luna tapware and accessories

Built-in storage solutions ample Storage throughout - including walk-in robes, mirrored sliding robes, linen cupboards, pantry, and dedicated laundry storage

Outdoor living enhancements entertainers alfresco (as per the floor plan) - includes slab, tiling, gas point, and stormwater system for seamless outdoor enjoyment

Perimeter and driveway paving included with storm water disposal!

Compliance included encumbrance requirements - all applicable encumbrance criteria included for hassle-free approvals