

House and Land

from **\$802,200***

LOT 87
New Road
Angle Vale
'Burgundy 3.5' (V1.3)

Lot Size 388.00m²
Design Burgundy 3.5 (V1.3)
Block Size 388m²
House Size 220m² / 23.78sq
Width 11.50m



4 3 2 2



SA HOUSING CENTRE

Roshan Kulatunga 0415 544 058

roshank@sahousingcentre.com.au sahousingcentre.com.au

* Terms and Condition's apply. For full details go to sahousingcentre.com.au/terms-and-conditions/



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

Land ready to settle soon! Hurry!!!

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

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

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

Energy & climate efficiency 6.6kW solar power system

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 Zenith surface benchtops

Sleek and durable surfaces in kitchen and pantry

Designer Bathrooms Luxury Inclusions - Featuring square-edge benchtops, semi-framed shower screens, and Kip mixer tapware and accessories

Built-in Storage Solutions - 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 and a gas point for your BBQ

Encumbrance Requirements - All applicable encumbrance criteria included for hassle-free approval