

House and Land

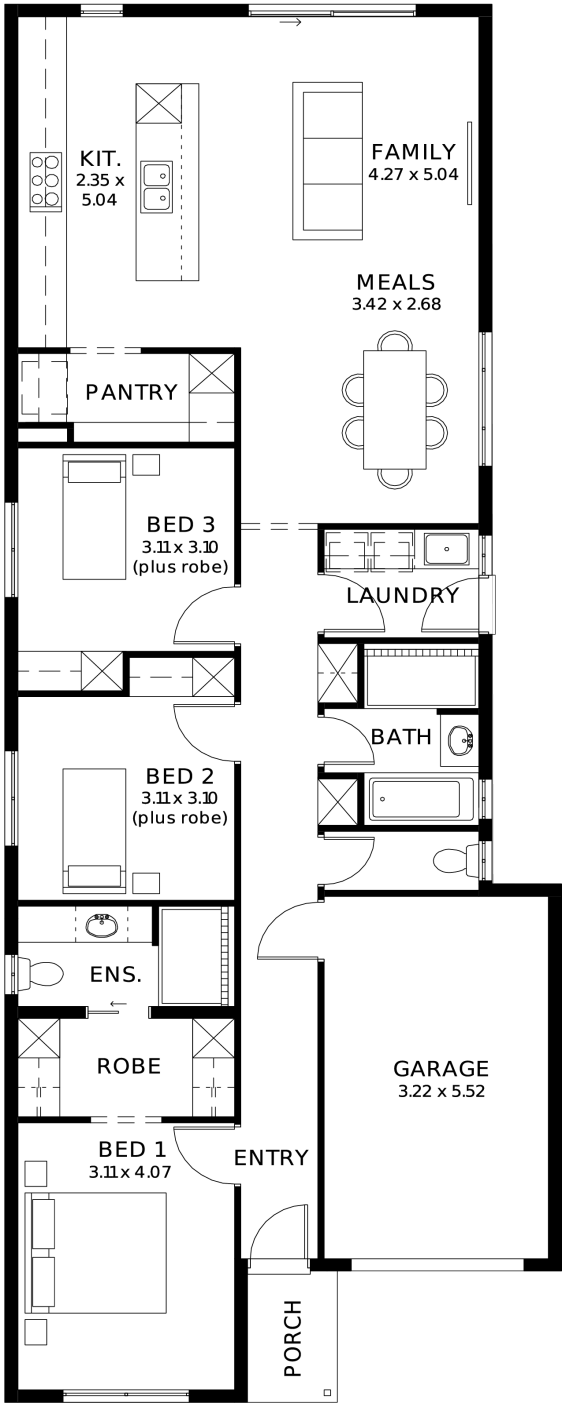
from
\$727,200*

LOT 1205
Spyridium Avenue
Andrews Farm
'Ivory 3.5'^(V1.3)

Lot Size	300.00m ²
Design	Ivory 3.5 ^(V1.3)
Block Size	300m ²
House Size	150m ² / 16.21sq
Width	8.00m



3 1 2 1





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

Thoughtfully designed 3-bedroom,
2-bathroom home with single garage

Spacious master suite complete with
walk-in robe and private ensuite,
thoughtfully positioned for privacy and
comfort.

Bedrooms 2 and 3 include built-in
robes and are conveniently located
near the main bathroom.

Expansive open-plan family, meals
and kitchen zone creates a light-filled
central living space perfect for
entertaining and everyday family life.

Large kitchen featuring a walk-in
pantry, stone benchtops, premium
900mm appliances and plenty of
preparation and storage space.

Soft-close cabinetry throughout

Clever layout with minimal wasted
hallway space, creating a home that
feels larger and more functional than
its footprint.

Energy-efficient construction featuring
Hebel AAC external walls, delivering
superior thermal performance and
enhanced acoustic comfort.

Included 6.6kW solar system,
Colorbond roofing and comprehensive
insulation package to help reduce
energy costs year-round.

Enjoy year-round climate control with
ducted reverse-cycle air conditioning
included as standard.

Premium finishes throughout including
2700mm ceilings, flooring throughout,
floor-to-ceiling bathroom tiling and
quality fixtures and fittings.

2340mm doors throughout

Modern technology package including
Ring video doorbell, Wi-Fi controlled
air conditioning and NBN readiness

Driveway paving, paving and
stormwater all included.

Termite protection, footings and
siteworks included.

Transparent pricing with many
inclusions that other builders market
as upgrades already included as
standard.

30 Week Build Time Guarantee.

Built by South Australia's No.1 builder
for over 20 years, backed by 71 years
of experience and a streamlined,
stress-free building process