

# House and Land

from  
\$803,300\*

LOT 140  
Stephen Street  
Angle Vale  
'Ivory 5.0' 1.0'

Lot Size 438.00m<sup>2</sup>  
Design Ivory 5.0 1.0  
Block Size 438m<sup>2</sup>  
House Size 165m<sup>2</sup> / 17.77sq  
Width 10.50m



3 1 2 2





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

Say YES to the Beautiful Life Experience! First Home Buyers, Families or Downsizers! Everything that matters for your Own Home! Easy commute to city via North South Motorway! Shopping Centre! Established schools! Child Care facility! Open green reserves & parks for your children!

**TITLED READY TO BUILD! WHAT YOU READ IS WHAT YOU GET!**

**24 WEEKS FAST TRACK BUILD GUARANTEE** with serious LUXURY upgrades & Premium designer color schemes

**DRIVEWAY/PERIMETER PATH/CROSS OVER & STORM WATER INCLUDED** (credit available if done by owner)

**ALL ENCUMBRANCES, FOOTINGS & SITEWORKS INCLUDED! START TO FINISH!**

6.6kw solar system

Garage with Automated Panel lift door

Door Bell with Chime

2700mm Ceiling Height & 2340mm high internal/external doors

Attractive House Facade (as per Estate Encumbrance)

Ducted Reverse cycle Air conditioning with WIFI controller

Clipsal Iconic light switches, data points & double power points throughout house

TV Points with built-in studs to wall for TV hang (Stress free for kids)

Water point to Fridge Provision (can be plumbed directly to Ice making Fridge)

20mm Premium Zenith Stone Kitchen Benches & 900mm Westinghouse Appliances/Dishwasher

High Grade Full height wall Tilings to Wet areas with Shower ledges & floating vanities

High grade Floor coverings (credit available if done by owner)

High grade Insulation to ceiling & internal/external walls & MANY MORE INCLUSIONS!

25 year structural guarantee/Termite Protection (Build with UTMOST CONFIDENCE)

**\*\*Land is subject to first come first serve basis/TITLED LAND!**