

House and Land

from **\$1,040,400***

LOT 19
Stephen Street
Angle Vale
'Emerald 3.5' (V1.3)

Lot Size 721.00m²
Design Emerald 3.5 (V1.3)
Block Size 721m²
House Size 289m² / 31.19sqsq
Width 16.00m



4 3 2 2





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

24 WEEKS BUILD GURANTEE

Luxury upgrades & Premium designer
colour schemes

6.6kW Solar system 20mm

Premium Zenith stone kitchen
benches & 900mm Westinghouse
Appliances/Dishwasher

Full-height wall Tiling to Wet areas
with shower ledges & floating vanities

Ducted reverse cycle air conditioning
with Wi-Fi controller High-grade

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

DRIVEWAY/PERIMETER
PATH/CROSS OVER & STORM
WATER INCLUDED ALL
ENCUMBRANCES, FOOTINGS &
SITEWORKS INCLUDED! START TO
FINISH!

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)

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)

High-grade floor coverings (credit
available if done by owner)

25 Year Structural Guarantee/Termite
Protection (Build with UTMOST
CONFIDENCE)

Land is TITLED - BUILD STRAIGHT
AWAY