# House and Land

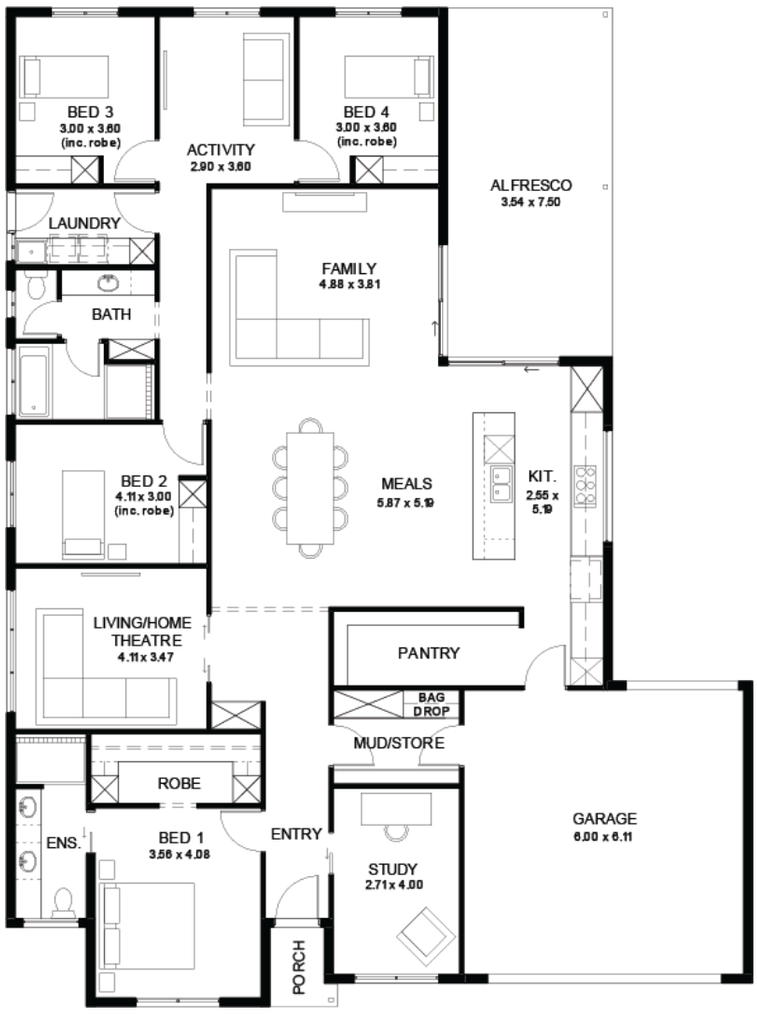
**from**
**$844,000***

**LOT 312**
**New Road**
**Mallala**
**'Emerald 5.0** (V1.3)'



4 3 2 2

| | |
|---|---|
| **Lot Size** | 576.00m² |
| **Elevation** | |
| **Design** | Emerald 5.0 (V1.3) |
| **Block Size** | 576m² |
| **House Size** | 292m² / 31.49sqs |
| **Width** | 16.00m |





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* 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

TITLED LAND

Contemporary home design with modern facade and carefully curated street appeal in line with estate requirements

Elevated 2700mm high ceilings complemented by 2340mm high internal doors creating a light, open feel

Functional kitchen with premium 900mm appliances, stone benchtops & soft-close cabinetry

Walk-in pantry with ample storage

Spacious master bedroom with ensuite and walk-in robe; built-in mirrored robes to additional bedrooms

Ducted & zoned reverse cycle air conditioning with smart Wi-Fi control for ultimate year-round comfort

6.6kW solar system to support energy efficiency

High-end flooring throughout, with plush carpets to bedrooms and timber-look flooring to living areas

Stylish bathrooms with full-height tiling, tiled niches, quality fittings, and semi-frameless shower screens

Double garage with automatic panel lift door

Paved driveway, perimeter paving, stormwater, and termite protection included

Fixed price footings, site works, and encumbrance requirements included for a seamless building process

24 Week Build Time Guarantee

3 Month Maintenance Period and 25 Year Structural Warranty for peace of mind

SA HOUSING CENTRE

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