

# House & Land Package



**Myrtle Alfresco**  
27.05  
squares

Lot 25 Knappstein Avenue,  
Roseworthy 'Roseworthy Garden:  
Flourish'

House and Land from only

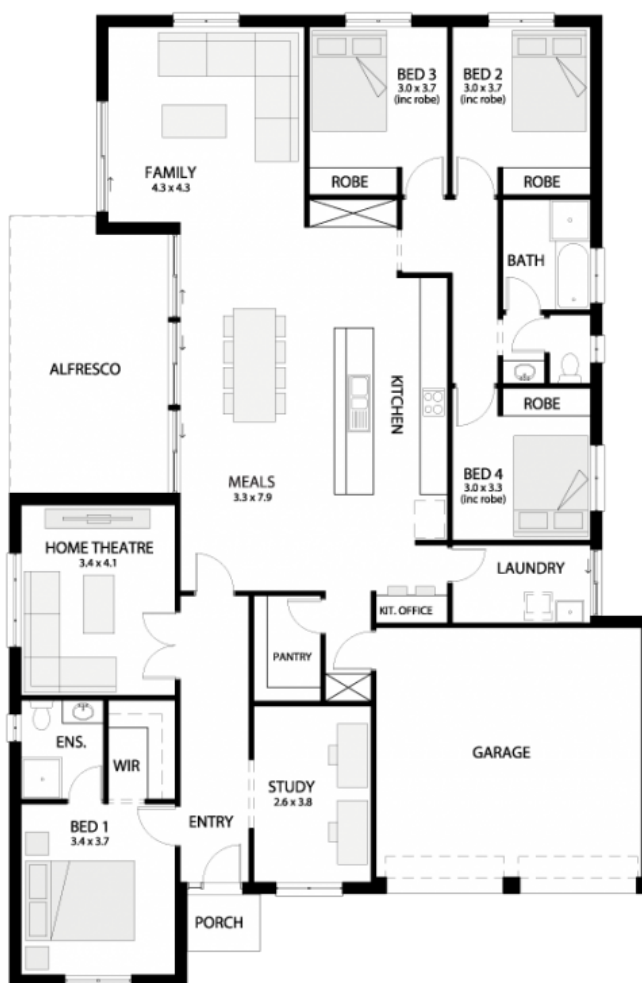
**\$585,000\***

## Specifications

Total: 251.29 sqm  
Land Size: 478.00 sqm

## You get all this & more...

- \$12k discount off your build \*\*\*
- Reverse cycle ducted air-conditioning
- Flooring allowance for the whole home
- Allowance for front facade
- Single Panel lift garage door
- Ceiling, external and internal wall insulation
- Free dishwasher
- 25 degree roof pitch
- 2.7m High ceilings
- Walk in robe and en-suite to Master Bed
- Free dishwasher
- N.B.N. connection
- travel to Thompson beach
- 6 Star energy rating assessment
- Soil removal
- Site works & footings allowance above standard
- Rainwater bypass
- 3 month maintenance period
- 25 Year Structural Guarantee



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and Quality**

[statesman-homes.com.au](http://statesman-homes.com.au)

**Emma Bedford**

M 0414 781 414

[emmabd@statesman-homes.com.au](mailto:emmabd@statesman-homes.com.au)

08 8366 0080

\*Conditions apply. Certain elevations may not match the particular floor plan published in this package and, as such, all floor plans and elevations are for illustration purposes only. Land subject to availability. We make no representation and, to the extent permissible at law, we disclaim all liability, as to the suitability of the land to build on, or the suitability of any house design, or otherwise. You must satisfy yourself of that by inspection, or by taking professional advice, or otherwise. Pricing is indicative only and based on standard costings. Price may vary depending on selections, engineering, council and utility requirements and adjustments to allowances. All packages subject to final council approval. Alan Hickinbotham Pty Ltd ABN 13 007 567 222, RLA 230557. Construction Services Australia Pty Ltd ABN 99 007 641 787, Building Licence G8969.