

# House & Land Package



**Myrtle Alfresco**  
27.05  
squares

Lot 74 Seppelt Drive,  
Roseworthy 'Roseworthy Garden:  
Flourish'

House and Land from only

**\$692,000\***

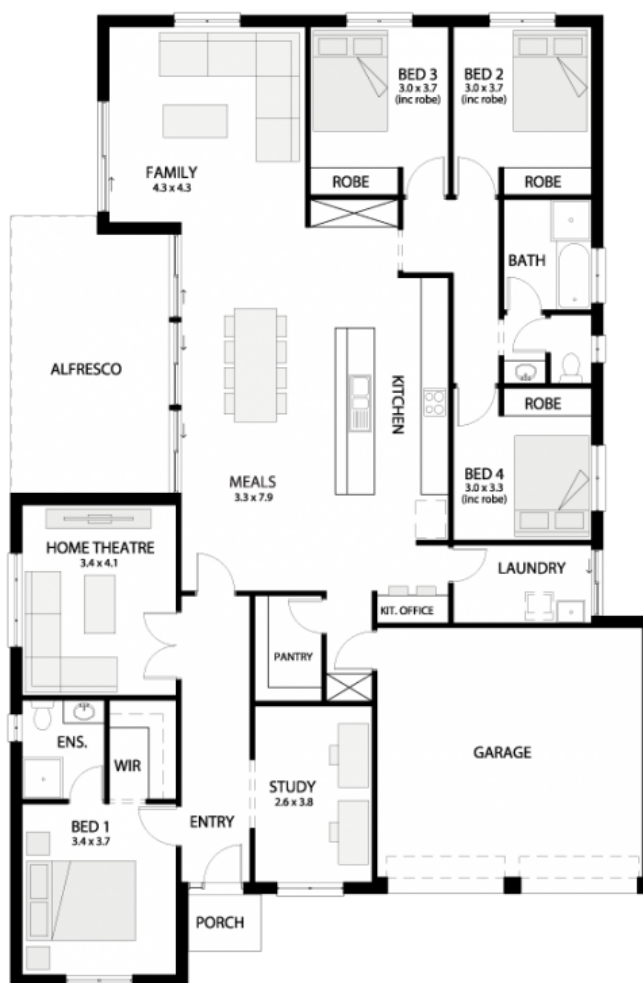
## Specifications

Total: 251.29 sqm

Land Size: 670.00 sqm

## You get all this & more...

- 2700mm high ceilings
- Reverse Cycle air-conditioning
- Carpet to bedrooms
- Timber laminate flooring to living area
- 900mm Westinghouse Stainless Steel Appliances
- Colourbond Roof
- Colorbond fascias and gutters
- 25 degree roof pitch - 450mm eaves
- Single span panel lift garage door
- Insulation to internal walls, external walls and ceiling
- Milan 1950 high shower screens
- Basis back to wall toilet suite with 1.2m tiling behind
- Luna inset basins Pop up plug to basins (chrome)
- Series A Adjustable Wall Shower (chrome)
- Stainless steel drain grates
- Inset trough to laundry with up to 1.2m cabinets (tiling behind)
- Clipsal Iconic Electrical Points to powerpoints/light switches
- Rp4 weather strips to front/laundry/garage access to house door
- NBN provision
- Rainwater by-pass loop
- Wind speed included up to N3
- Energy rating assessment fee
- Site Survey
- 25-year structural warranty & 3-month maintenance period
- Footings allowance



The logo for Statesman Homes, featuring the word "STATESMAN" in a large, bold, white sans-serif font above the word "HOMES" in a smaller, bold, white sans-serif font, both centered within a black rectangular background.

**STATESMAN**  
**HOMES**

Unbeaten  
on Price  
and Quality

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

**Alex Stojanovski**

M 0490 191 143

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

08 8366 0080

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