

House & Land Package



Felixstow Alfresco
25.36
squares

Lot 54 Knappstein Avenue,
Roseworthy 'Roseworthy Garden:
Flourish'

House and Land from only

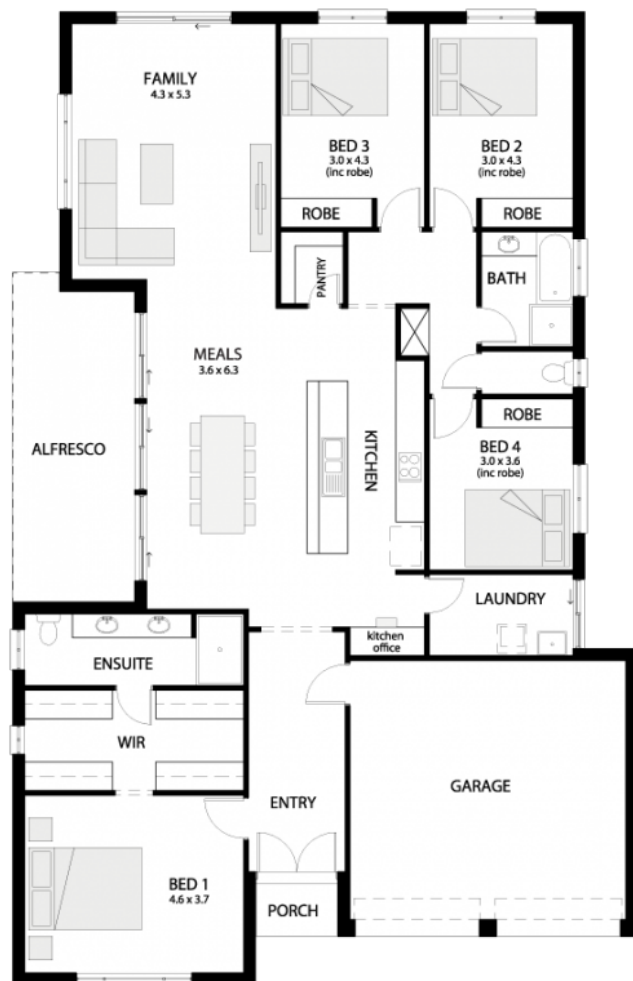
\$636,000*

Specifications

Total: 235.64 sqm
Land Size: 602.00 sqm

You get all this & more...

- 2700mm high ceilings
- Reverse Cycle air-conditioning
- Style Series 9 Elevation
- 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



STATESMAN
HOMES

Unbeaten
on Price
and Quality

statesman-homes.com.au

Alex Stojanovski

M 0490 191 143

alexs@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.