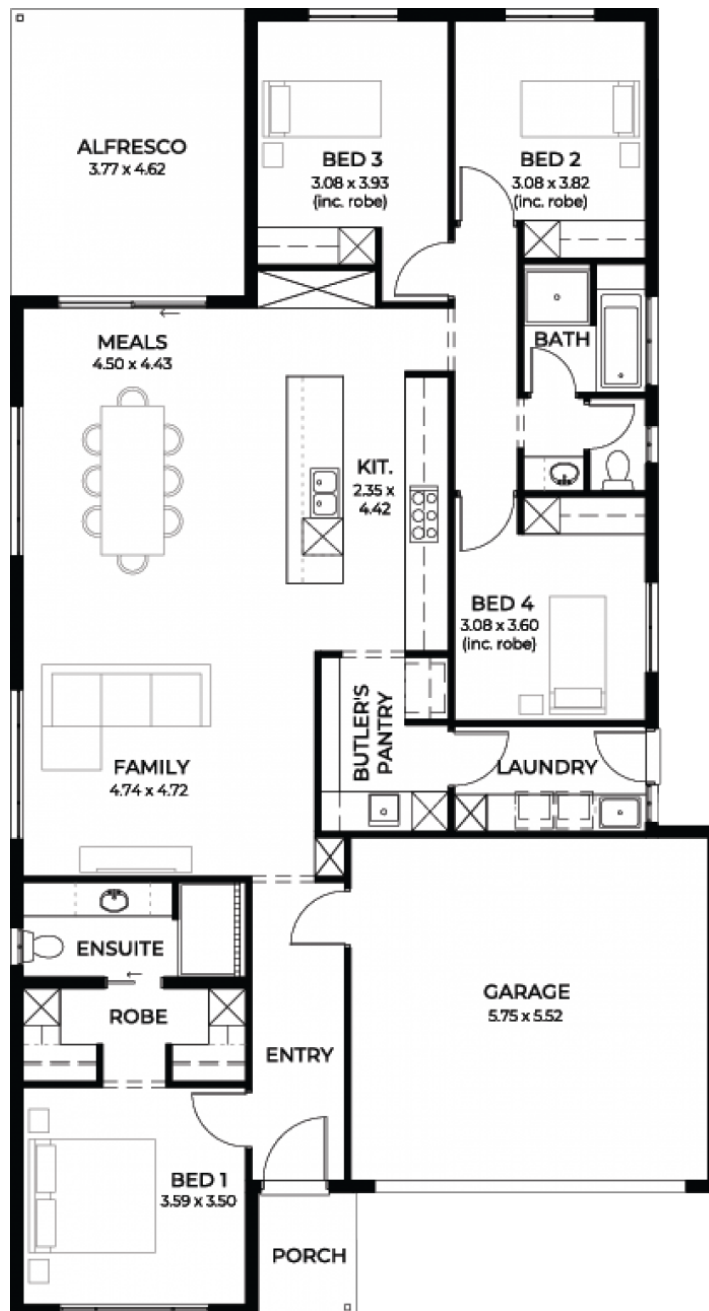


# Dulcet 3.5

House and Land from  
**\$545,000\***

LOT 525  
NEW ROAD,  
MALLALA  
'GRACEWOOD'

Lot Size: 400.00m<sup>2</sup>  
House Size: 215.04m<sup>2</sup> / 23.14sqs  
Width: 11.40m (incl. garage)  
Elevation: Domaine 04 - 12.5



**STATESMAN  
HOMES**

08 8366 0080  
statesman-homes.com.au

Lee Northam M 0435 419 739  
leen@statesman-homes.com.au

\* Terms and Condition's apply. For full details go to [statesman-homes.com.au/terms-and-conditions/](https://statesman-homes.com.au/terms-and-conditions/)

# These exceptional features are just the beginning

FIRST COME FIRST SERVE STARTS 26th  
OCT!

Ducted reverse Cycle air-conditioning

Carpet to bedrooms

Timber floors to rest of house (not wet areas)

Upgraded to Westinghouse Retractable  
Range hood

Upgraded 900mm stainless steel appliances

6.6kw Solar system

2700mm High ceilings

Colorbond roofing included

Insulation to external walls and ceiling

Generous footings allowance included

NBN provision

25 year structural warranty

3 month maintenance check

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