

Brio 3.5

House and Land from  
\$583,740\*

LOT 7682  
DARLINGTON DRIVE,  
MUNNO PARA  
'PLAYFORD ALIVE'

Lot Size: 300.00m<sup>2</sup>  
House Size 172.68m<sup>2</sup> / 18.59sqs  
Width 9.00m (incl. garage)



2

3

2

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\* Terms and Condition's apply. For full details go to statesman-homes.com.au/terms-and-conditions/

# These exceptional features are just the beginning

## Fixed Price Inclusions Package!

### PRE APPROVAL REQUIRED TO SECURE THIS PACKAGE\*

Experience luxury, comfort, and efficiency with our premium inclusions, all part of your new home-at a fixed price

#### Energy & Climate Efficiency

6.6kW Solar Power System - Eco-friendly and energy-efficient as standard.

Ducted Reverse Cycle Air Conditioning - Complete home climate control with Wi-Fi connectivity

#### Stylish Interior Finishes

Lifestyle Carpet - Plush carpeting to all bedrooms, study, and theatre

Timber Laminate Flooring - Sleek and durable finishes to entry, rear hallway, kitchen, meals, and family areas

High Ceilings (2700mm) - Enhancing space and luxury throughout the home

#### Comfort & Insulation

Comprehensive Insulation Package - R6.0 to ceilings, R2.5 to external walls, R2.0 to internal walls and garage for year-round comfort

## Gourmet Kitchen

Premium 900mm Westinghouse Appliances - Including oven, cooktop, rangehood, and dishwasher

20mm Solid Surface Benchtops - Sleek and durable surfaces in kitchen and pantry.

## Designer Bathrooms

Luxury Inclusions - Featuring square-edge benchtops, semi-framed shower screens, and Luna tapware and accessories

## Built-in Storage Solutions

Ample Storage Throughout - Including walk-in robes, mirrored sliding robes, linen cupboards, pantry, and dedicated laundry storage

## Outdoor Living Enhancements

Entertainerâ€™s Alfresco - Includes slab, tiling, gas point, and stormwater system for seamless outdoor enjoyment

## Compliance Included

Encumbrance Requirements - All applicable encumbrance criteria included for hassle-free approvals