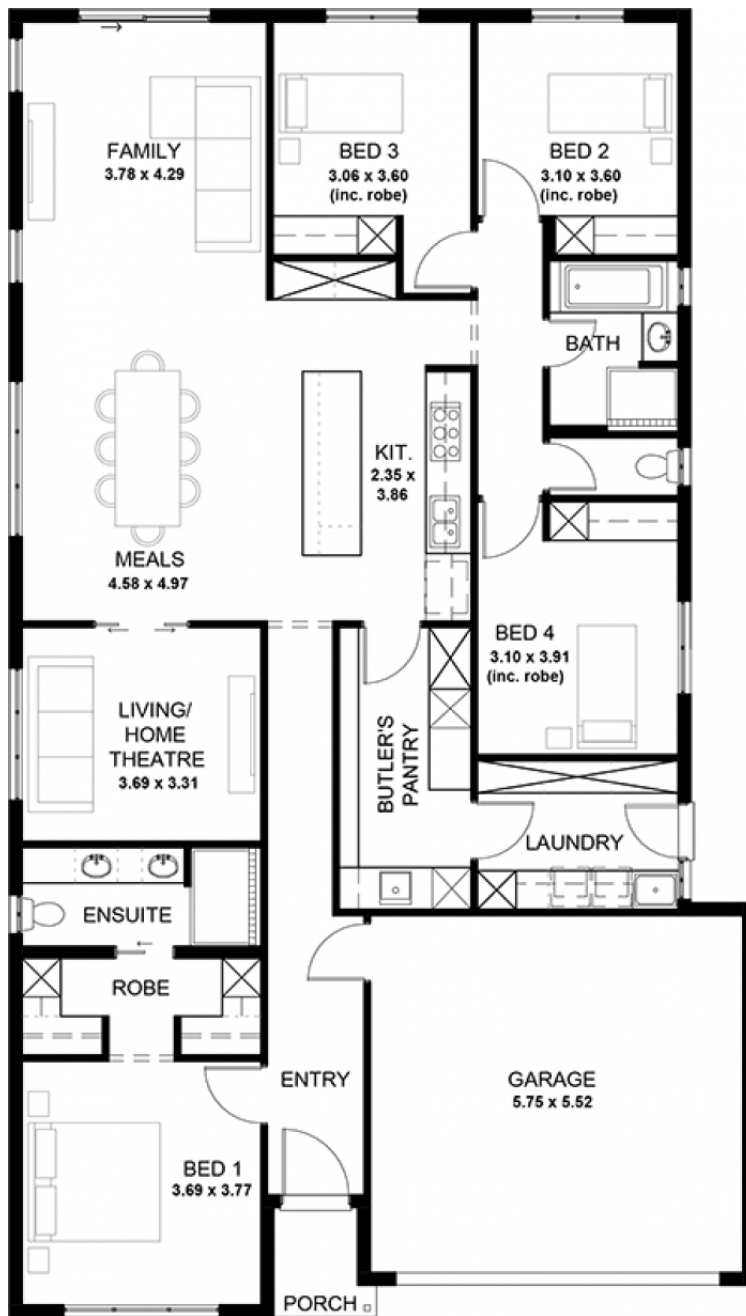


LOT 126  
STEPHEN STREET,  
ANGLE VALE  
'BURGUNDY ESTATE'

Lot Size: 400.00m<sup>2</sup>  
House Size: 215.58m<sup>2</sup> / 23.20sqs  
Width: 11.50m (incl. garage)  
Elevation: Horizon 06 - 12.5m+



# These exceptional features are just the beginning

30-week build time

Footing price and encumbrance requirements included in fixed price!

2700mm high ceilings throughout

6.6kW solar system for energy savings

Ducted reverse-cycle air conditioning with Wi-Fi control

Colorbond roof with 25-degree pitch

Kitchen with 900mm appliances, solid benchtops, and soft-close drawers

Timber-look flooring to living areas; carpet to bedrooms and theatre

R6.0 ceiling insulation, plus insulation to walls, garage, and alfresco

Panel lift garage door with remote, rear roller door, and lighting

Tiled verandah, alfresco, and porch

Full height tiling to bathroom and en-suite

Bathrooms with semi-frameless showers, tiled niches, and premium fittings

Solid surface benchtops in kitchen and pantry

2340mm internal doors and cavity sliding doors

Built-in robes with mirrors; walk-in robe with shelving and drawers

Laundry with overhead cupboards, pull-out bin, and broom storage

Vanities with soft-close drawers and recessed kickers

Clipsal Iconic light switches, TV/data points, and power outlets throughout

Outdoor features: gas BBQ point, garden taps, termite barrier

3-month maintenance period + 25-year structural warranty

Driveway, perimeter path and Stormwater included

**STATESMAN**  
**HOMES**

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