

LOT 917  
PEARSON DRIVE,  
MALLALA  
'GRACEWOOD'

Lot Size: 400.00m<sup>2</sup>  
House Size: 210.77m<sup>2</sup> / 22.69sqs  
Width: 11.50m (incl. garage)  
Elevation: Horizon 06 - 12.5m+



2



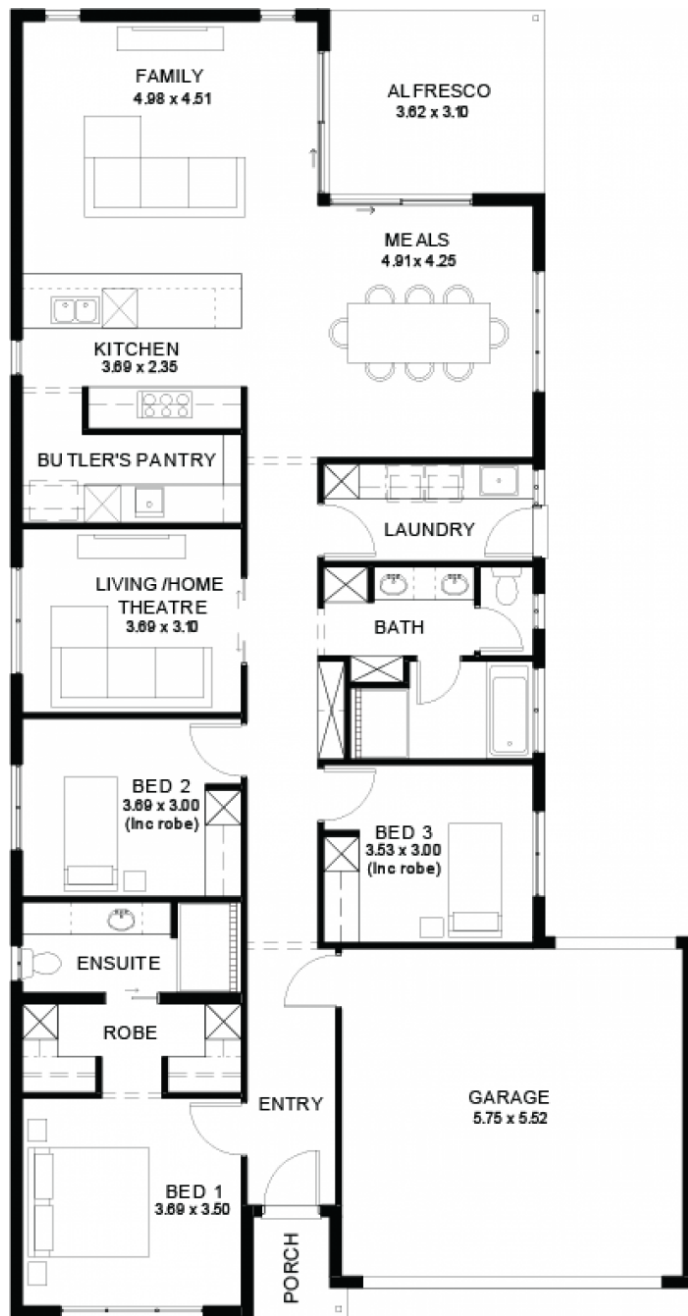
3



2



2



# These exceptional features are just the beginning

Contemporary home design with modern facade and carefully curated street appeal in line with estate requirements

Elevated 2700mm high ceilings complemented by 2340mm high internal doors creating a light, open feel

Functional kitchen with premium 900mm appliances, stone benchtops & soft-close cabinetry

Walk-in pantry with ample overhead storage

Spacious master bedroom with ensuite and walk-in robe; built-in mirrored robes to additional bedrooms

Ducted & zoned reverse cycle air conditioning with smart Wi-Fi control for ultimate year-round comfort

6.6kW solar system to support energy efficiency

Full height tiling to bathroom and en-suite

High-end flooring throughout, with plush carpets to bedrooms and timber-look flooring to living areas

Stylish bathrooms with full-height tiling, tiled niches, quality fittings and semi-frameless shower screens

Double garage with automatic panel lift door

Paved driveway, perimeter paving, stormwater and termite protection included

e requirements included for a seamless building process

30 week build time guarantee

3 month maintenance period and 25 year Structural Warranty for peace of mind

---

**STATESMAN**  
HOMES

08 8366 0080  
statesman-homes.com.au

Shannon Oâ€™Brien M 0434 777 029  
shannono@hickinbotham.com.au