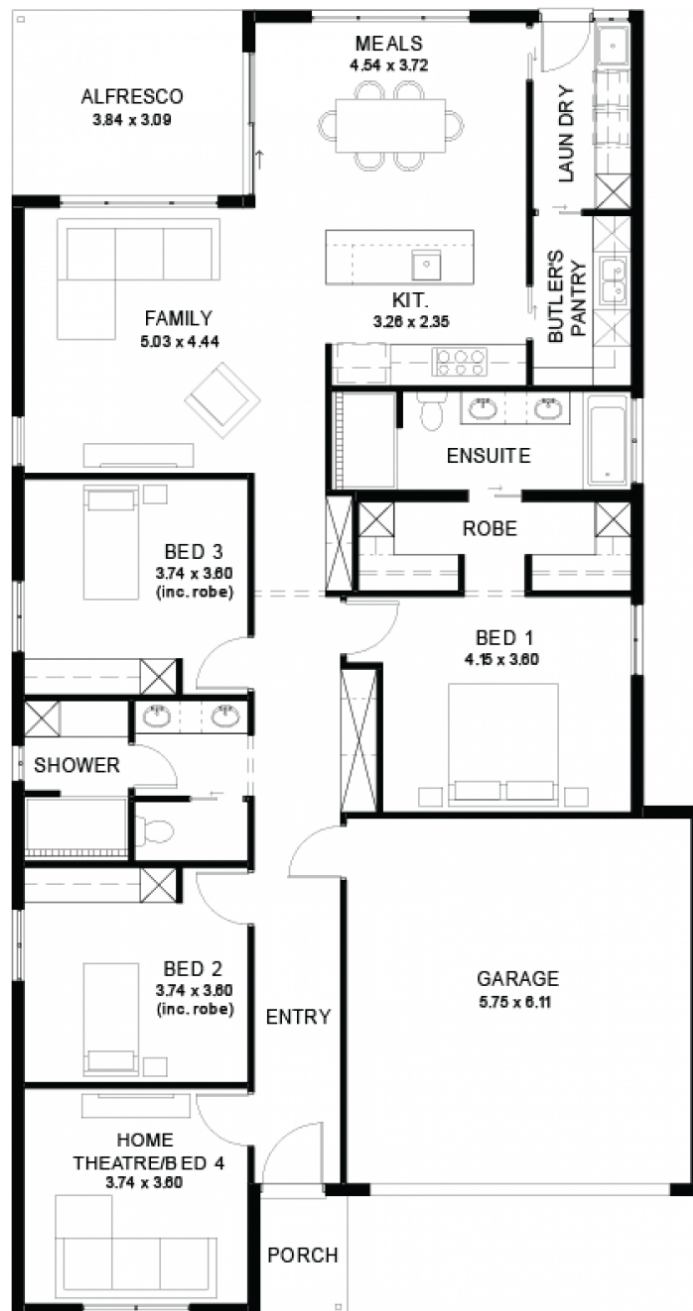


LOT 7156  
LIGHT AVENUE,  
MUNNO PARA  
'PLAYFORD ALIVE'

Lot Size: 375.00m<sup>2</sup>  
House Size: 225.11m<sup>2</sup> / 24.23sqs  
Width: 11.50m (incl. garage)  
Elevation: Horizon 06 - 12.5m+



# These exceptional features are just the beginning

30-week build time

Please note: A variety of block sizes and designs available upon request

Footings & encumbrance requirements included

6.6kW solar system included

External driveway and pathway with pavers, and stormwater disposal

2.7m ceiling throughout / 25-degree roof pitch / 450mm eaves

2.3m high doors (external and Internal)

Insulation throughout including R6.0 to ceiling

900mm Westinghouse appliances to kitchen including dishwasher

Full height tiling to bathrooms

Solid surface benchtop to kitchen and pantry

Double power points throughout

Full height tiling to bathroom and en-suite

Built-in robes with a mirror slider, drawers and shelving sets

Tiled ledge to showers with 1.95m high Milan semi-framed shower screens

45 litre inset trough to laundry with floor units and tiling behind

400mm deep overhead cupboards to kitchen and laundry

Auto single span panel to garage

Premium facade as selected or your choice, including slab and tiles

Slab and tiles to alfresco as per plan

Flooring included (carpets to rooms / timber laminate to living, kitchen)

Ducted reverse cycle air-conditioning with Wi-Fi control

Fast pre-construction process

3-month maintenance

25 Year Structural Guarantee

**STATESMAN**  
HOMES

08 8366 0080  
statesman-homes.com.au

Joanne Kountourogiannis M 0432 041  
joanneko@statesman-homes.com.au