

LOT 3249
FLORENCE STREET,
ANGLE VALE
'MIRAVALE'

Lot Size: 320.00m²
House Size: 172.68m² / 18.59sqs
Width: 9.00m (incl. garage)
Elevation: Horizon 02 EARTHY 12.5m



2



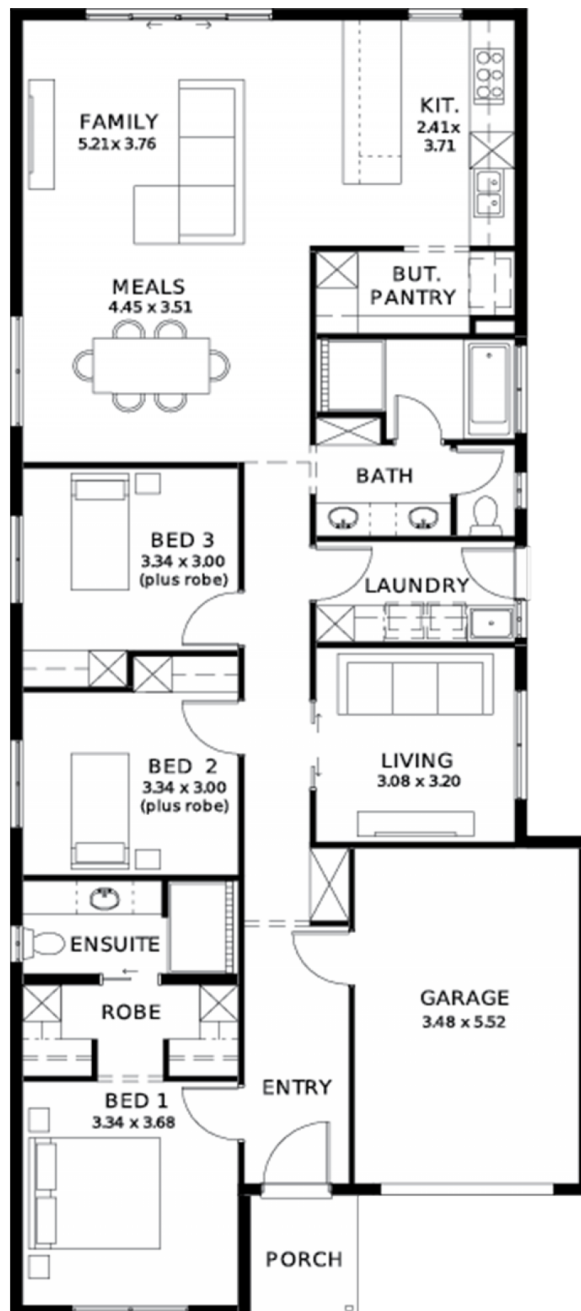
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These exceptional features are just the beginning

Inclusions: Attention First Home Buyers & Families! Premium Land! Premium Address! Beautiful designed open green reserves / play space for families & children get to gather! Close to ALDI & future Home Maker Commercial & Center! Easy Access to city via North South Highway!

30 WEEKS FAST TRACK BUILD
GURANTEE with serious LUXURY upgrades & premium designer color schemes
DRIVEWAY / PERIMETER PATH / CROSS OVER & STORM WATER INCLUDED
(credit available if done by owner)

ALL ENCUMBRANCES, FOOTINGS & SITEWORKS INCLUDED! START TO FINISH!

6.6kw solar system

Garage with automated panel lift door

Door bell with chime

2700mm Ceiling height & 2340mm high internal / external doors

Attractive house facade (as per Estate Encumbrance)

Ducted reverse cycle air conditioning with Wi-Fi controller

Full height tiling to bathroom and en-suite

Clipsal Iconic light switches, data points & double power points throughout house TV points with built-in studs to wall for TV hang (stress-free for kids)

Water point to fridge provision (can be plumbed directly to Ice making fridge)

Kitchen with 20mm premium Zenith stone benches & 900mm Westinghouse Appliances/Dishwasher

Full-height wall tilings to Wet areas with shower ledges & floating vanities

High-grade floor coverings (credit available if done by owner)

High-grade insulation to ceiling & internal / external walls & MANY MORE INCLUSIONS!

25 Year Structural Guarantee / Termite Protection (Build with CONFIDENCE)

**Land is subject to availability & Best Offer / TITLES DUE IN JANUARY 2027

**Call Samy Syed on 0456 296 665 now to secure!

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