

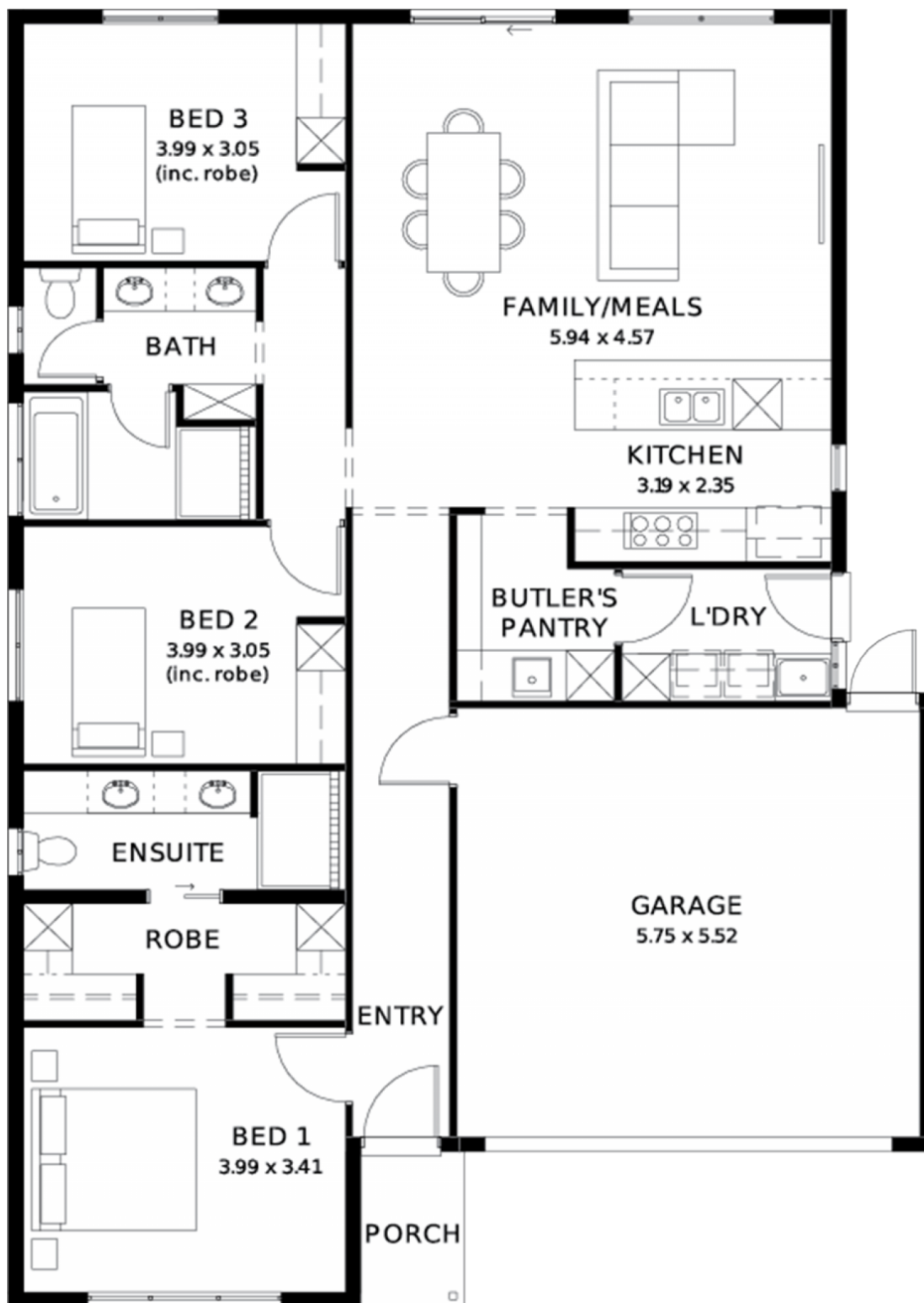
# Caprice 3.5 (V1.2)

House and Land from

**\$737,600\***

LOT 18  
KALAMATA COURT,  
MUNNO PARA WEST  
'GROVE'

Lot Size: 350.00m<sup>2</sup>  
House Size: 170.69m<sup>2</sup> / 18.37sqgs  
Width: 11.50m (incl. garage)  
Elevation: Horizon 01 NOIR 12.5m



**STATESMAN  
HOMES**

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\* Terms and Condition's apply. For full details go to [statesman-homes.com.au/terms-and-conditions/](https://statesman-homes.com.au/terms-and-conditions/)

# These exceptional features are just the beginning

## \*\*TITLED BLOCK\*\*

30 Weeks Build Time Guarantee

Perimeter and driveway paving included (up to 7.0m setback) with storm water disposal

Energy & climate efficiency 6.6kW solar power system

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

Garage with remote control units to panel lift door

Ducted reverse cycle air-conditioning - Complete home climate control with Wi-Fi connectivity

900mm Westinghouse appliances to kitchen, with a Westinghouse dishwasher

Designer tap ware and sanitary ware

Full height tiling to bathroom and en-suite

Shower ledges and soft-closing joineries

Full-height tiling to en-suite and bathroom

Flooring included, with carpets to rooms and timber laminate to living and kitchen

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

Stylish interior finishes

Choice of premium facades

3 Month Maintenance

25 Year Structural Guarantee

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