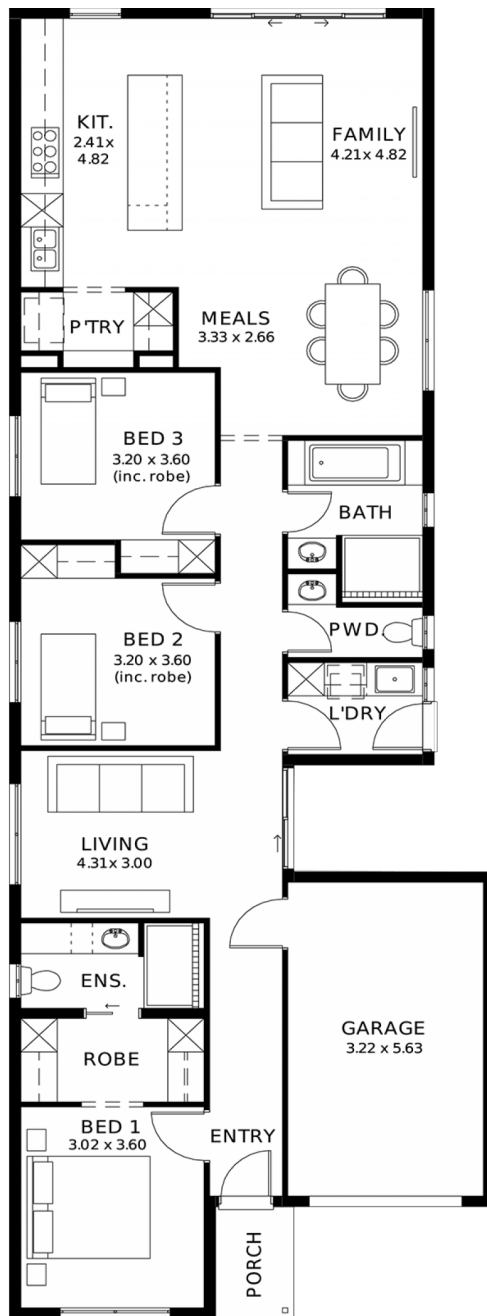
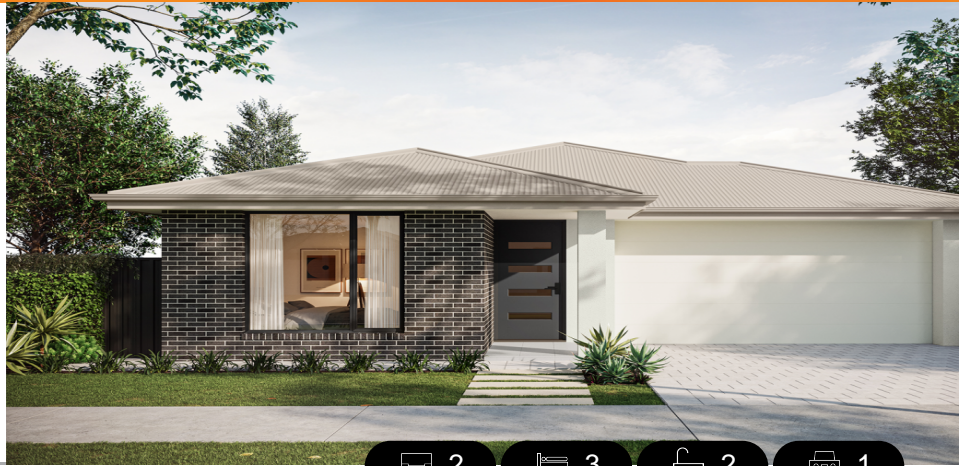


LOT 45  
SOLITAIRE WAY,  
ANGLE VALE  
'EMERALD ESTATE'

Lot Size: 350.00m<sup>2</sup>  
House Size 161.48m<sup>2</sup> / 17.38sqs  
Width 8.00m (incl. garage)  
Elevation: Horizon 01 NOIR 12.5m



# These exceptional features are just the beginning

Cleverly designed family floorplan featuring three bedrooms, two bathrooms and two separate living zones, delivering the perfect balance of togetherness and privacy. The privately positioned master suite is separated from the secondary bedrooms, while the central lounge provides a flexible second living space, home office or retreat.

Light-filled open-plan living seamlessly connects the gourmet kitchen, dining and family area to the outdoor entertaining space, creating a home designed to enhance everyday living and entertaining.

Built by South Australia's No.1 builder for over 20 years, backed by 71 years of experience helping South Australians bring their dream homes to life.

Genuine all-inclusive pricing - What many builders advertise as upgrades comes standard here. Enjoy premium specifications, transparent contracts and no costly surprises during construction.

Industry-leading energy efficiency with Hebel AAC external walls, comprehensive insulation, Colorbond roofing and a 6.6kW solar system, delivering enhanced thermal performance, acoustic comfort and reduced running costs.

Premium soft-close cabinetry throughout, providing a quality finish and everyday luxury typically reserved for higher-priced upgrade packages.

Designer gourmet kitchen complete with stone surface benchtops, 900mm appliances, soft-close cabinetry and premium finishes, creating a stylish and functional heart of the home.

Luxury bathrooms and laundry featuring floor-to-ceiling tiling, quality fixtures, clever storage solutions and refined finishes that elevate daily living.

High-end inclusions as standard, including 2700mm ceilings, air conditioning, flooring throughout, premium electrical upgrades, Ring video doorbell, Wi-Fi-controlled air conditioning and NBN connectivity.

Comprehensive package including driveway and perimeter paving, stormwater, termite protection, footings and siteworks - Allowing you to budget with confidence from day one.

Fast and efficient construction timeframe, with a 30 Week Build Time Guarantee from foundation pour, supported by a streamlined and stress-free building process.

Located within the sought-after Emerald Estate, offering the opportunity to secure a thoughtfully designed, energy-efficient home with premium inclusions in a highly desirable northern location.

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