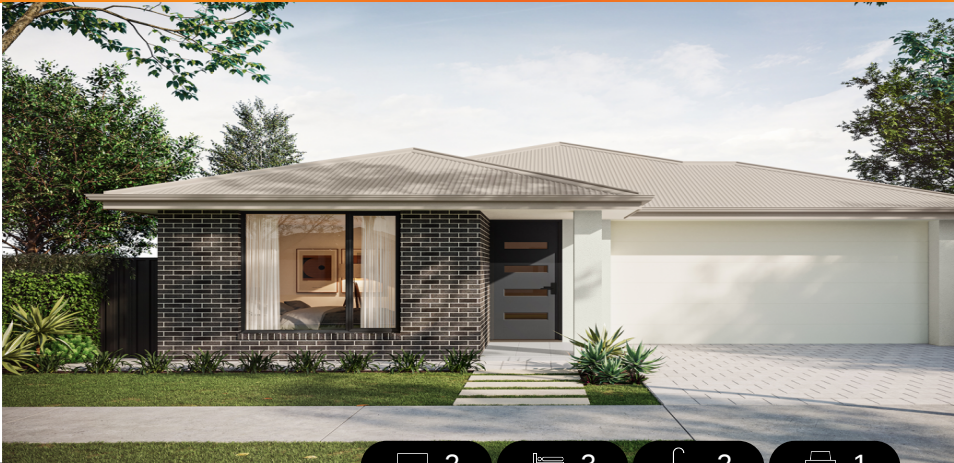
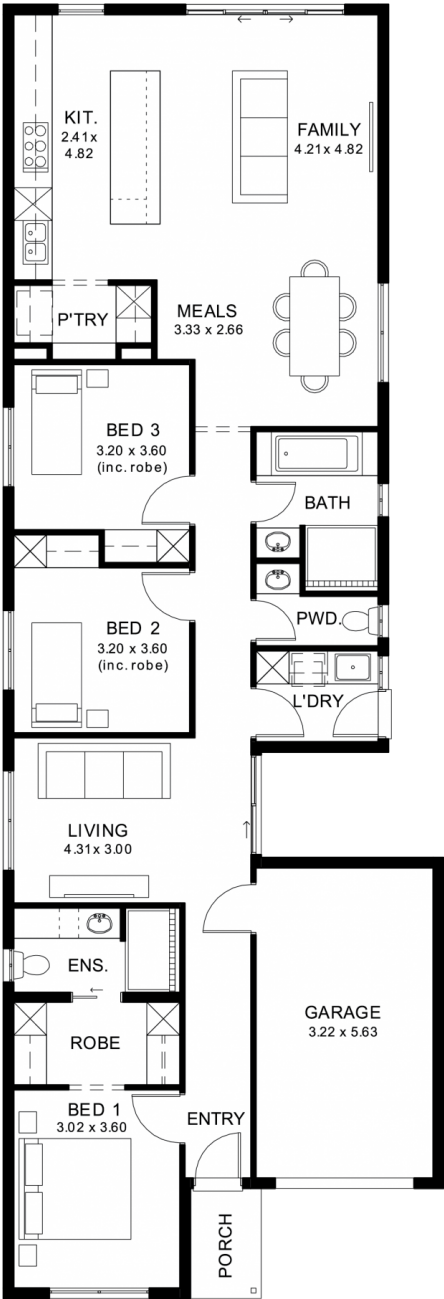


LOT 45
SOLITAIRE WAY,
ANGLE VALE
'EMERALD ESTATE'

Lot Size: 350.00m²
House Size 161.48m² / 17.38sqs
Width 8.00m (incl. garage)
Elevation: Horizon 01 NOIR 12.5m



2 3 2 1



These exceptional features are just the beginning

Thoughtfully designed 3-bedroom,
2-bathroom home with a single garage.

Two separate living zones, including a
dedicated lounge and expansive open-plan
family living area, providing flexibility for
entertaining, working from home or growing
families.

Private master suite featuring a walk-in robe
and ensuite, thoughtfully positioned away
from the secondary bedrooms for enhanced
privacy and comfort.

Bedrooms 2 and 3 are equipped with built-in
robes, located in their own wing alongside
the main bathroom, creating an ideal
family-friendly layout.

Light-filled open-plan family, meals and
kitchen area designed as the heart of the
home, delivering seamless everyday living
and entertaining.

Designer kitchen complete with solid stone
benchtops, premium 900mm kitchen
appliances, generous pantry storage and
soft-close cabinetry throughout.

Convenient guest powder room, providing
additional functionality for families and
visitors.

Outstanding energy efficiency with Hebel
AAC external walls, Colorbond roofing,
comprehensive insulation and a 6.6kW solar
system included as standard.

Premium finishes throughout including
2700mm ceilings, 2340mm internal doors,
floor coverings throughout, floor-to-ceiling
tiling to wet areas and quality fixtures and
fittings.

Enjoy year-round comfort with ducted
reverse-cycle air conditioning and the
convenience of modern smart-home
technology.

Advanced electrical package including a
Ring video doorbell, Wi-Fi controlled air
conditioning and NBN readiness.

Driveway, paving and stormwater included,
ensuring your home is completed to a high
standard from day one.

Footings, site works and termite protection
included, providing transparency, value and
peace of mind with no hidden construction
costs.

Backed by a 30 Week Build Time
Guarantee, delivering a faster, more
predictable pathway to home ownership.

Built by South Australia's number one builder
for over 20 years, supported by 71 years of
experience helping South Australians build
with confidence.

Genuine all-inclusive pricing where many
features that other builders advertise as
upgrades come standard, ensuring
exceptional value from contract through to