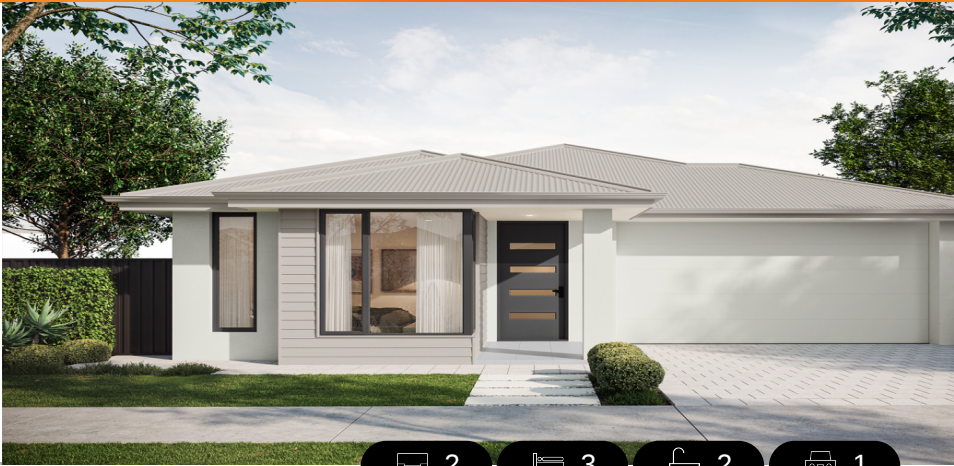


Verve3.5 (V1.3)

House and Land from
\$740,200*

LOT 1205
SPYRIDIDIUM AVENUE,
ANDREWS FARM
'BROOKMONT'

Lot Size: 300.00m²
House Size 161.48m² / 17.38sqs
Width 8.00m (incl. garage)
Elevation: Horizon 02 NOIR 12.5m

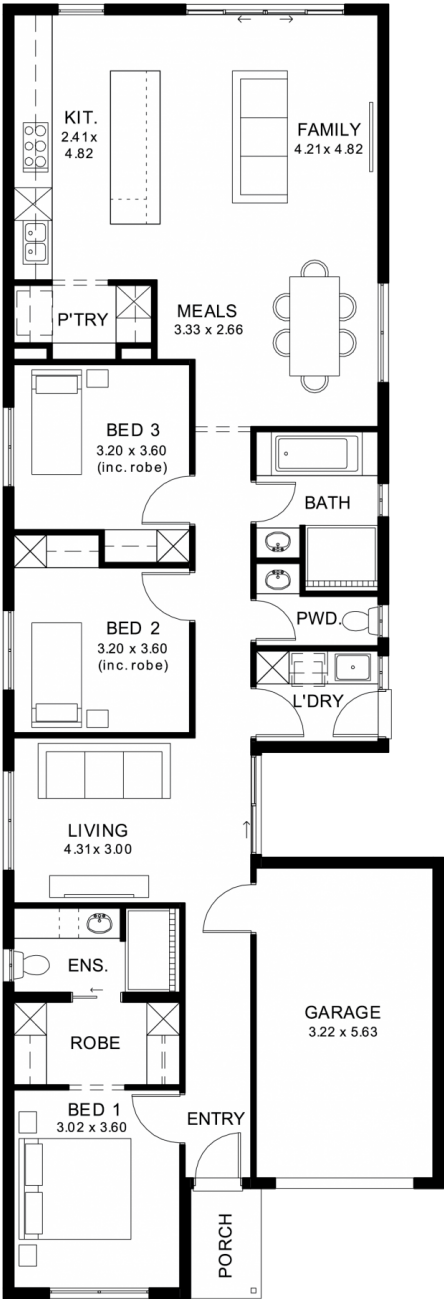


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2

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08 8366 0080
statesman-homes.com.au

Logan Kulas M 0404 971 008
logank@hickinbotham.com.au

* Terms and Condition's apply. For full details go to statesman-homes.com.au/terms-and-conditions/

These exceptional features are just the beginning

Thoughtfully designed 3-bedroom floorplan with two bathrooms, single garage and over 138m² of living space.

Two separate living areas, providing flexibility for families, entertaining or working from home.

Private master suite complete with walk-in robe and ensuite, positioned away from the secondary bedrooms.

Spacious open-plan kitchen, meals and family area designed as the heart of the home.

Premium kitchen featuring solid surface benchtops, 900 mm appliances and soft-close cabinetry throughout.

Hebel external walls, comprehensive insulation and 6.6kW solar system for outstanding energy efficiency, lower running costs and year-round comfort.

Full height tiling to bathroom and en-suite

Luxury finishes including 2700mm ceilings and 2340mm internal doors, creating a premium sense of space throughout the home.

Ducted air conditioning, Ring video doorbell, Wi-Fi controlled climate control and NBN readiness included as standard.

Additional powder room providing extra convenience for guests and busy households.

Driveway paving and stormwater connections included for a polished finish from day one.

Footings, siteworks and termite protection included, providing greater certainty and no hidden construction costs.

Backed by a 30-week build time guarantee and built by South Australia's No. 1 builder for over 20 years.