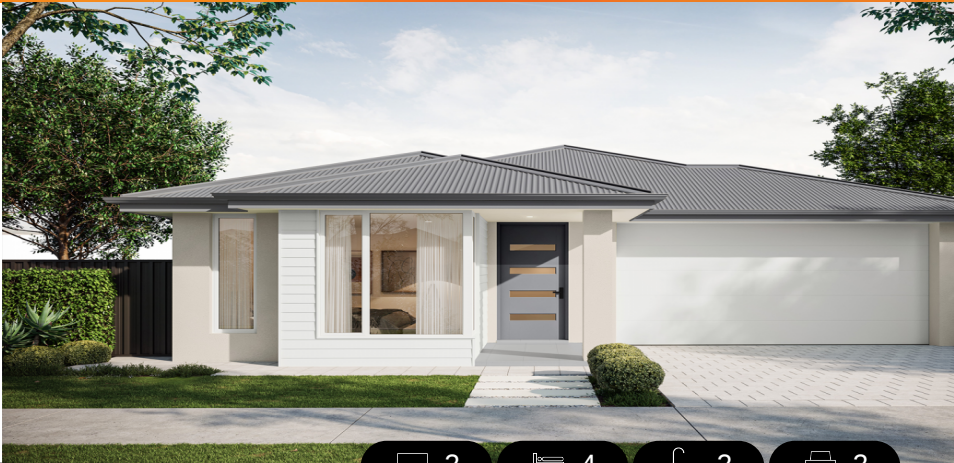


Lumen 3.5 (V1.1)

House and Land from
\$821,100*

LOT 36204
GATEWAY PARADE,
RIVERLEA PARK
'RIVERLEA'

Lot Size: 420.00m²
House Size: 249.53m² / 26.86sqsq
Width: 13.00m (incl. garage)
Elevation: Horizon 02 TIMELESS 12.5m

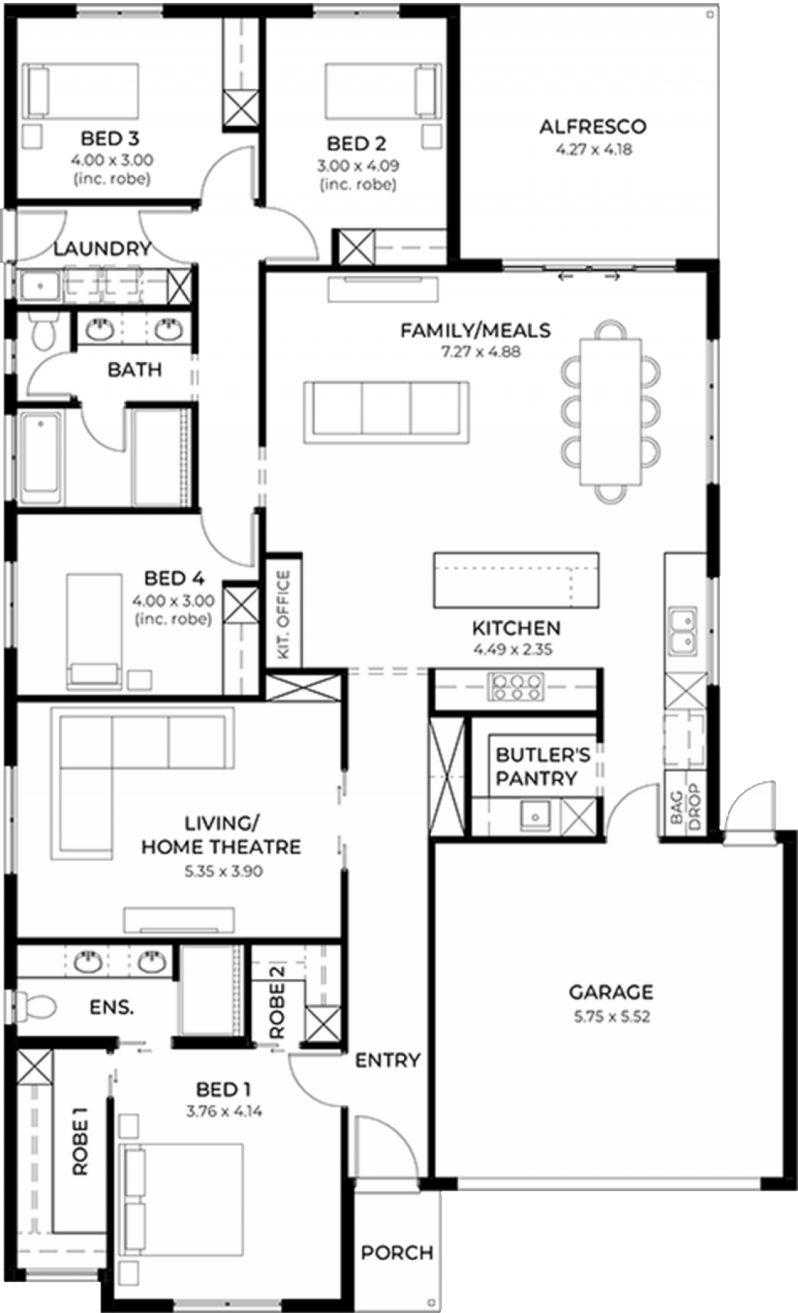


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HOMES

08 8366 0080
statesman-homes.com.au

Roshan Kulatunga M 0415 544 058
roshank@statesman-homes.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

Experience luxury, comfort, and efficiency with our premium inclusions, all part of your new home

Eco-friendly and energy-efficient as standard Ducted Reverse Cycle Air Conditioning

Complete home climate control with Wi-Fi connectivity, stylish interior finishes Lifestyle Carpet

Highly sort after floor-to-ceiling tiles in bathrooms already included!!!

Plush carpeting to all bedrooms, study, and theatre Timber Laminate Flooring

Sleek and durable finishes to entry, rear hallway, kitchen, meals, and family areas

High Ceilings (2700mm)

Enhancing space and luxury throughout the home Comfort & Insulation Comprehensive Insulation Package

Full height tiling to bathroom and en-suite

Energy & Climate Efficiency 6.6kW Solar Power System

R6.0 to ceilings, R2.5 to external walls, R2.0 to internal walls and garage for year-round comfort

Gourmet Kitchen Premium 900mm Westinghouse Appliances - Including oven, cooktop, rangehood and dishwasher 20mm Zenith Surface Benchtops

Sleek and durable surfaces in kitchen and pantry

Designer Bathrooms Luxury Inclusions - Featuring square-edge benchtops, semi-framed shower screens, and Kip mixer tapware and accessories

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

Outdoor Living Enhancements Entertainers Alfresco (as per the floor plan) - Includes slab, tiling and a gas point for your BBQ

Encumbrance Requirements - All applicable encumbrance criteria included for hassle-free approvals

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