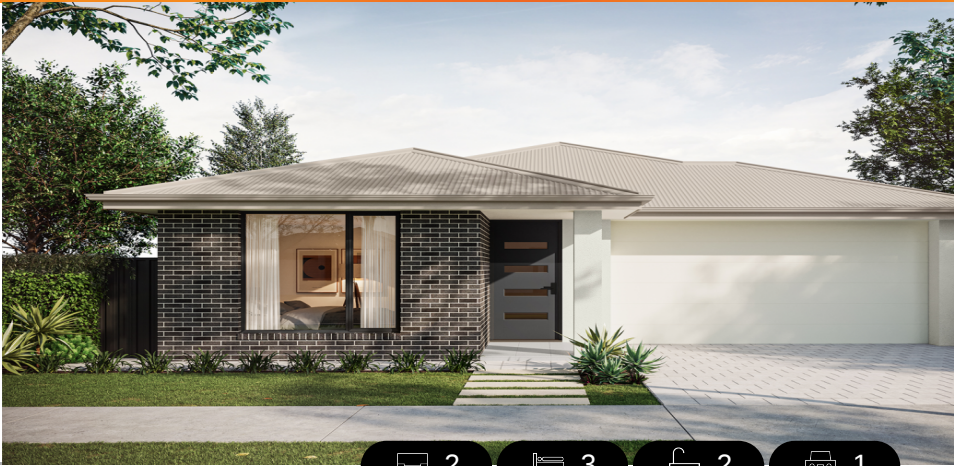


Brio 3.5

House and Land from
\$764,500*

LOT 120
NEW ROAD,
ANGLE VALE
'EMERALD ESTATE'

Lot Size: 300.00m²
House Size 172.68m² / 18.59sqs
Width 9.00m (incl. garage)
Elevation: Horizon 01 NOIR 12.5m

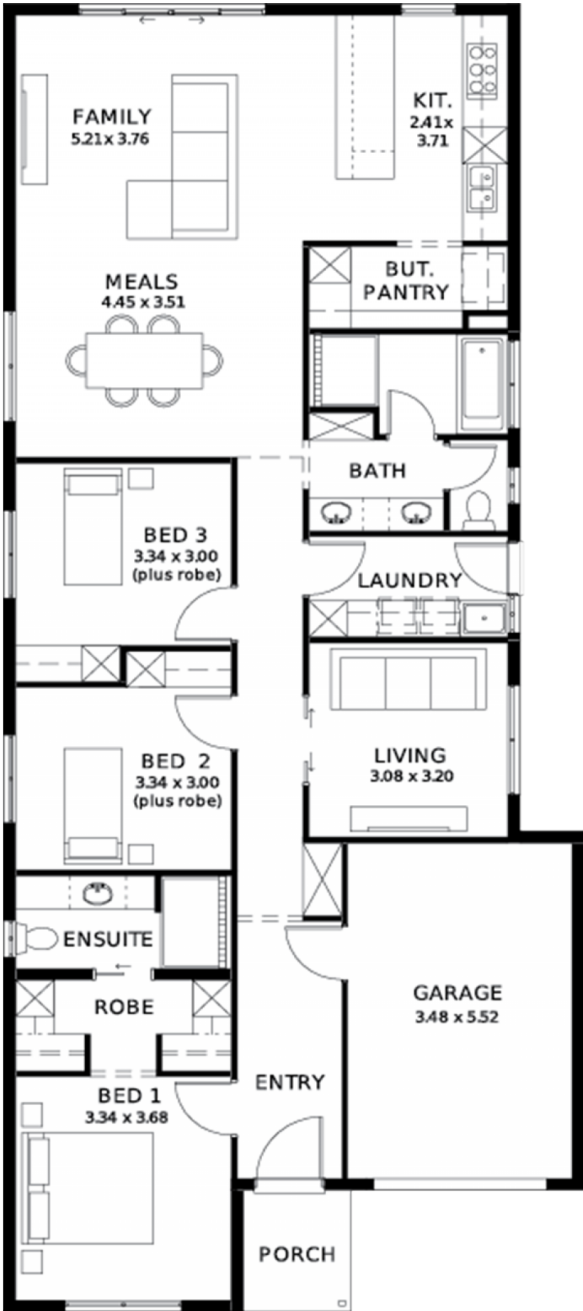


2

3

2

1



**STATESMAN
HOMES**

08 8366 0080
statesman-homes.com.au

Joanne Kountourogiannis M 0432 041
joanneko@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

- Kitchen with 900mm appliances, stone benchtops & soft-close cabinetry

6.6kW Solar system

Timber flooring to living, carpet to bedrooms

2700mm High Ceilings & 2340mm internal doors

All footings fixed price & encumbrance requirements included

Floor-to-ceiling tiling to bathrooms

Ducted reverse-cycle air conditioning (Wi-Fi)

Full insulation throughout

Full height tiling to bathroom and en-suite
- Colorbond roof & panel-lift garage door

Tiled alfresco & porch/verandah

Driveway, perimeter paths & stormwater included

Fully-furnished robes & fitted laundry

Clipsal Iconic switches, TV/data points & power throughout

Gas BBQ point, garden taps & termite barrier

3 Month Maintenance Period + 25 Year Structural Warranty

Land ready!!