

Lumen5.0 (V1.1)

House and Land from
\$770,400*

LOT 301
TRAEGAR ROAD,
MALLALA
'GRACEWOOD'

Lot Size: 450.00m²
House Size 248.66m² / 26.76sqsq
Width 13.00m (incl. garage)
Elevation: Horizon 06 CLASSIC 16m



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

These exceptional features are just the beginning

Titled Land - Ready to Build

Contemporary home design with modern facade and carefully curated street appeal in line with estate requirements

Elevated 2700mm high ceilings complemented by 2340mm high internal doors creating a light, open feel

Functional kitchen with premium 900mm appliances, stone benchtops & soft-close cabinetry

Walk-in pantry with ample storage

Spacious master bedroom with ensuite and walk-in robe; built-in mirrored robes to additional bedrooms

Ducted & zoned reverse cycle air conditioning with smart Wi-Fi control for ultimate year-round comfort

6.6kW Solar system to support energy efficiency

Full height tiling to bathroom and en-suite

High-end flooring throughout, with plush carpets to bedrooms and timber-look flooring to living areas

Stylish bathrooms with full-height tiling, tiled niches, quality fittings and semi-frameless shower screens

Double garage with automatic panel lift door

Paved driveway, perimeter paving, stormwater and termite protection included

Fixed price footings, site works and encumbrance requirements included for a seamless building process

24 Week Build Time Guarantee

3 Month Maintenance Period and 25 Year Structural Warranty for peace of mind