

Lumen5.0 (V1.1)

House and Land from  
\$750,150\*

LOT 301  
GRACEWOOD ,  
MALLALA  
'GRACEWOOD'

Lot Size: 450.00m<sup>2</sup>  
House Size 248.66m<sup>2</sup> / 26.76sqsq  
Width 13.00m (incl. garage)  
Elevation: Horizon 06 ESSENCE 16m



**STATESMAN  
HOMES**

08 8366 0080  
statesman-homes.com.au

Mausam Shah M 0415 334 429  
mausams@hickinbotham.com.au

\* Terms and Condition's apply. For full details go to [statesman-homes.com.au/terms-and-conditions/](https://statesman-homes.com.au/terms-and-conditions/)

# These exceptional features are just the beginning

Fixed 24-week build time

Please note: A variety of block sizes and designs are available upon request.

All footings & encumbrance requirements included

2700mm ceilings & 2340mm internal doors

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

Floor-to-ceiling tiling to bathrooms

Timber flooring to living, carpet to bedrooms (Creditable)

Ducted reverse-cycle air conditioning (Wi-Fi)

Full height tiling to bathroom and en-suite

6.6kW solar system

Full insulation throughout

Colorbond roof & panel-lift garage door

Tiled alfresco, porch & verandah

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

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