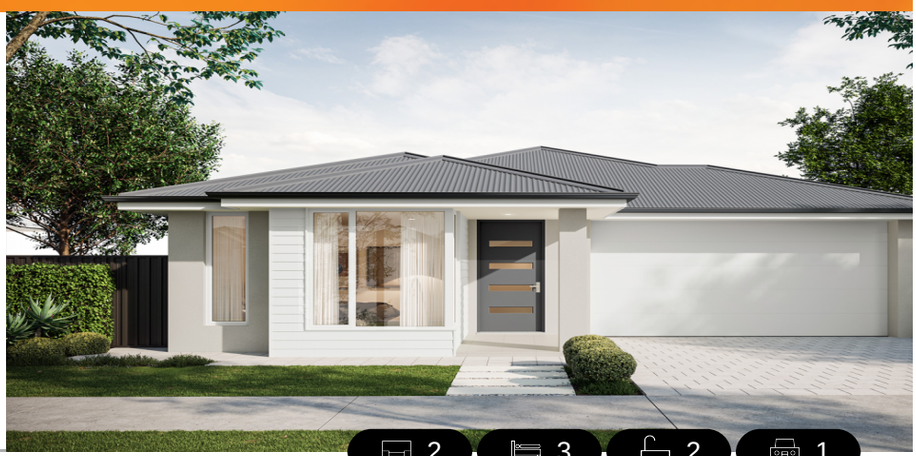
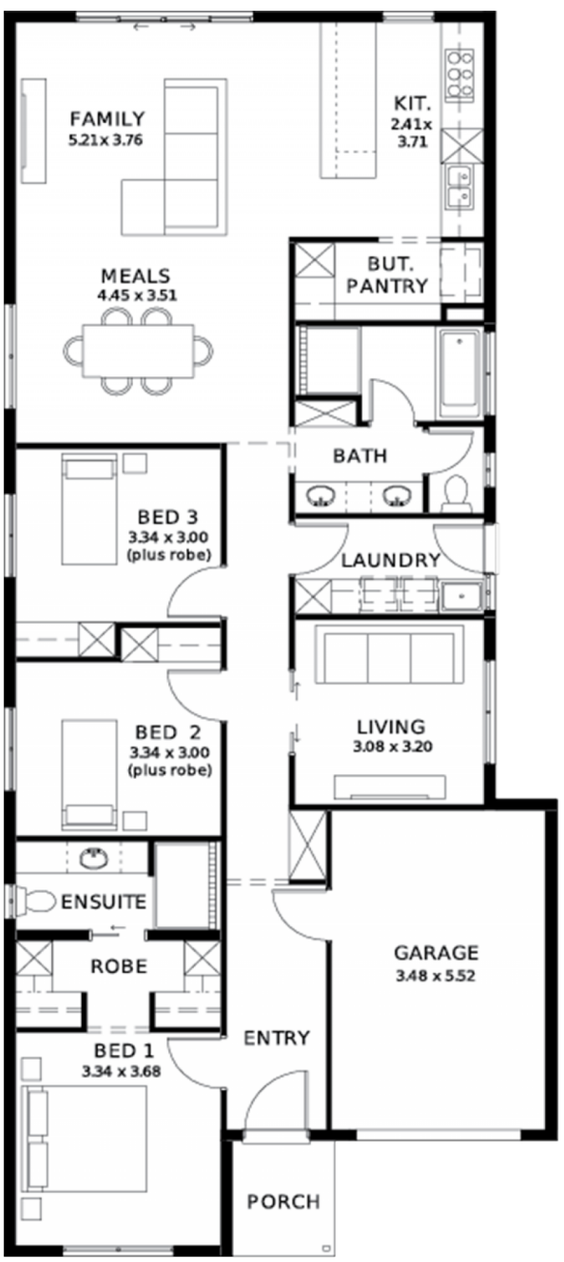
Brio 3.5

House and Land from
$739,700*

LOT 523
ARCADIA WAY,
ENCOUNTER BAY
'SEASCAPE'

Lot Size:	300.00m^2
House Size	172.68m^2 / 18.59sqs
Width	9.00m (incl. garage)
Elevation:	Horizon 02 CLASSIC 12.5m





STATESMAN HOMES

08 8366 0080
statesman-homes.com.au

Sandy Whitford M 0480 486 561
sandyw@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

Secure your future home now - no surprises, we are the all-inclusive Builder

All-inclusive Building Package

24 Week Build Time Guarantee - from the time we can access the property and pour your slab, reliable turnaround

Premium Inclusions

Ducted reverse-cycle air conditioning with Wi-Fi control

6.6kW solar system - reduce your energy bills from day one

2700mm high ceilings throughout - create a spacious, airy feel

Footings and site costs that meet your land encumbrance included

Driveway, perimeter path & stormwater system included

7 Star Energy Complaint

Designer Kitchen & Bathrooms

900mm stainless steel oven and cooktop with solid surface benchtops

Soft-close joinery throughout

Butler's pantry with solid surface benchtops

Full wall tiling to bathrooms

Stylish Interiors

Timber-look floors to living areas; plush carpet to bedrooms & theatre rooms

2340mm high internal doors + cavity sliders

Built-in robes with mirrored doors; WIR with shelving and drawers

Awning windows to living areas

Clipsal Iconic switches and ample Double Power points, TV & data points

Overhead cupboards, pull-out bin, broom storage in laundry

Panel lift garage door with remote

Garage and alfresco insulation included

Outdoor Living & Finishes

Tiled veranda, alfresco & porch (where applicable to plan)

Gas BBQ point, garden taps & termite barrier

Colourbond roof with 25-degree pitch

Peace of Mind: 3 Month Maintenance Period + 25 Year Structural Warranty

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