



## Lot 102 No.109a Military Road, West Beach House & Land Package From: \$1,510,000

This package includes:

**Rare opportunity to build in 'Waterfront Neighbourhood' Zone of Sought after West Beach. This hidden gem is tucked away in a quiet cul-de-sac at the very end of Military Road. Within a very short stroll to the beautiful clear waters of West Beach. The allotment overlooks the Torrens River and Linear Park with Nancy Fischer Reserve and playground just off to the right.**

**Design advertised is a concept but can be customised to suit buyers needs STCC. Please note, image is for illustration purposes only.**

**Stamp duty payable on Land component only! So why not build your dream home in this beautiful location.**

- ▶ Remote panel lift door
- ▶ Tiled alfresco to rear
- ▶ Colourbond roof
- ▶ 2700mm high ceiling
- ▶ Walk in robe to master bedroom
- ▶ Built in robes to bedroom 2, 3 and 4
- ▶ R6.0 Ceiling insulation to the house
- ▶ R2.0 Insulation to internal walls
- ▶ R2.5 Acoustic insulation to external walls
- ▶ Ducted Air-Conditioning
- ▶ Downlight package
- ▶ TV Antenna
- ▶ Instantaneous gas hot water
- ▶ Heat/Fan/Lights to Ensuite & Bathroom
- ▶ Dishwasher to kitchen
- ▶ Floor to ceiling tiling to the Ensuite & Bathroom
- ▶ Tiling to the Porch & Alfresco
- ▶ NBN package
- ▶ Stormwater allowance
- ▶ Footings allowance
- ▶ Land size Approx 400m<sup>2</sup>

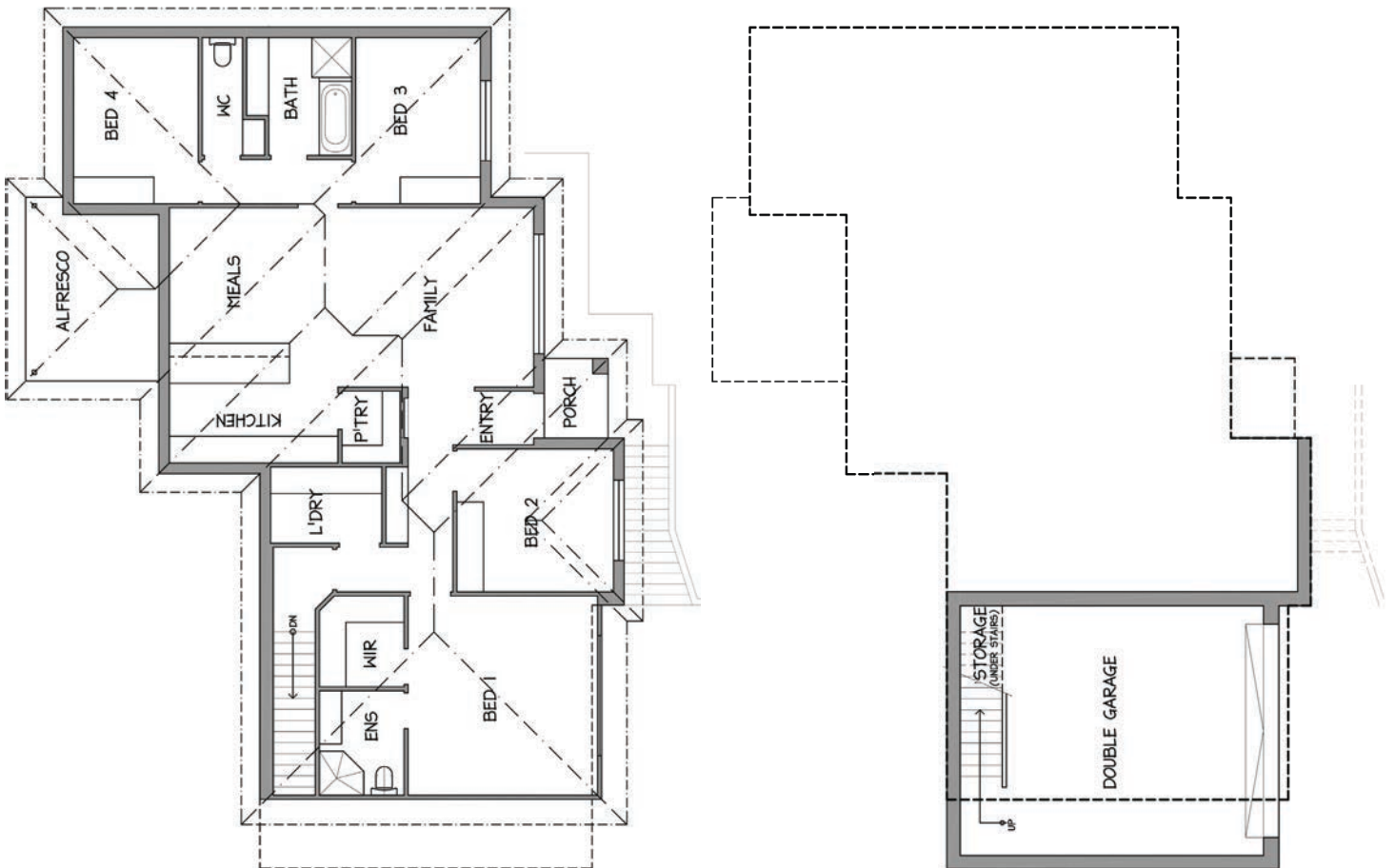
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