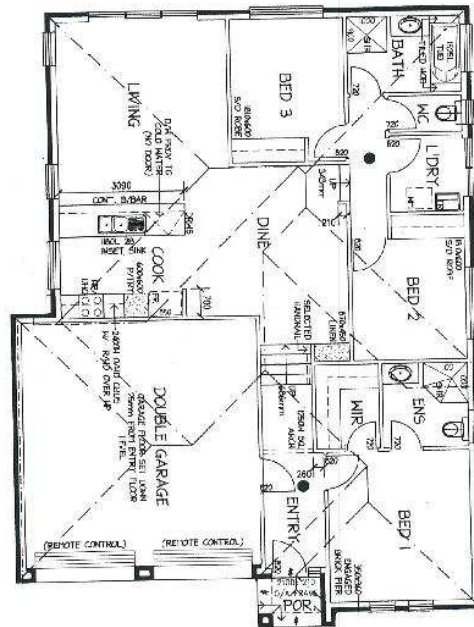




Home & Land Packages



LOT 1141 EDGEHILL WALK NOARLUNGA DOWNS



Package from: \$415,960

Images for illustration purposes only.

FOR THIS OFFER CALL
DANIEL FRENCH 0411 275 210

P: 08 8433 2000 www.rossdalehomes.com.au

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Home & Land Packages

This package includes:

Garage under main roof
Footings Extra included
Site cut and fill + Spoil Removal
Water service adj.
U/G power adj
Sewer adj. (septic to CED)
Telstra U/G conduit & 1 x phone point
Overhead cupboard between fridge & pantry including above fridge
Tiling to verandah
Electrical adj
Boundary fencing & side gates (2 off)
Retaining walls
Panasonic 2.5hp inverter split system reverse cycle air conditioner
Termimesh 8.9.3 to perimeter
Roller door to front of garage
Remote for roller door with 2 x controllers
Light fittings
Pergola - LOSPine flat roof with shadecloth
Std grey concrete to driveway 3.0m wide, 1.0m wide perimeter path, under pergola and under clothesline area
Landscaping; river pebbles to front, instant lawn to rear, garden beds & plants to front & rear, auto irrigation, clothes line, letter box.
Stormwater including sump & pump system
TV antenna
Curtains & blinds
Carpets to bedrooms & WIR with vinyl flooring to entry hall, lounge, meals, cook & passage
Sliding door robes to beds 2 & 3
Flyscren door to meals s/door
Bushfire zone standard charge
6 star energy requirements
Straight brick quoins and base course to front elevation
Wind speed adjustment 33m/s
3,000L combination rainwater tank inc pump, 1,000 L for house connected to 1 x WC
Solar electric HWS
Travel / cartage surcharge inc

Depreciation schedule
stamp duty
conveyancing
transfer costs
holding costs
rates adjustments
Now with Lifetime Rental Guarantee!
2 Year Garden maintenance

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