



# Home & Land Packages



## THE MARDEN

### LOT 19 TATACHILLA ESTATE

#### This package includes:

- Marden design built to Rossdale's Sovereign specification
- Single garage including internal access and an electric remote controlled roller door
- R4.0 Ceiling insulation with R2.0 external wall insulation
- H Class footings allowance with flexible connections
- Soil removal from footings trenches
- Septic to CED as required in McLaren Vale
- Front elevation rendered and painted, including portico, allows for 2 colors
- WIR and Ensuite to bed 1 with Mirrored BIR's to bed's 2 and 3
- Overhead cupboards with retracta rangehood to kitchen
- Instantaneous Hot Water System
- First Phone Point
- LPG setup ready for gas bottles
- 25 Year Structural Warranty

PACKAGE FROM: **\$346,500**

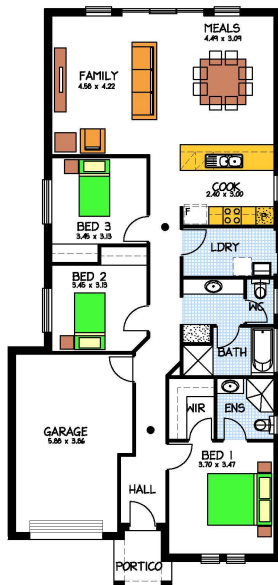
HOME: **\$155,000** LAND: **\$191,500**

Images for illustration purposes only.

#### MARDEN - Northgate

Areas (m2)	
Living	123.069
Garage	23.954
Portico	3.396
Total	150.419

**16.19 SQUARES**  
8.99 x 19.22 DEEP



FOR THIS OFFER CALL  
**BRAD: 0421 940 398**

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**ROSSDALE**  
HOMES