

# ST CLAIR



## FOR SALE

## Bolero MKII

Suitable for 25m depth (ie Lot 165)

House and Land Package from

### \$469,000\*



3 bedrooms



Double garage



2 bathrooms



Appliances

### Inclusions:

- Double garage, with panel lift doors
- Air-conditioning
- Robes to all bedrooms
- Façade, render & face brick as shown
- Rossdale Sovereign specification
- 2.7m Ceilings
- Upgraded insulation R4 to ceilings, R2 to exterior walls
- Large kitchen with overhead cupboards
- Floor covering allowance of \$7,500, including timber laminate flooring and carpet
- Allowance of \$10,400 for footings/site works
- House from \$189,000
- Land cost from \$280,000



*Because trust is a must.*  
**ROSSDALE  
HOMES**

For more information please call:

Rossdale Homes

Guy Henderson 0411 176 020

St Clair Sales Centre

Maurice Jones 0407 236 321

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Width 13.00m

Depth 15.40m

Total 184.35m<sup>2</sup>



\* Price does not include paving, landscaping, retaining walls (if required) or fencing. Final price may vary depending on selections, engineering, council requirements & adjustments to allowances. Final plans may require modifications to meet orientation and development guidelines. All sales, plans and contracts are subject to final council approval and approval of the developer according to design guidelines and set back requirements. Please enquire with Rosedale Homes for their full terms and conditions.

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Joint Venture between  
AVJennings Developments  
and Macquarie Real Estate  
Equity Fund No. 7



AVJennings

This Builders Template has been prepared by AVJennings Real Estate (RLA 124472) as agent for the vendor. All illustrations and plans are for guidance only. Intending purchasers should make their own enquiries in relation to the development.