

# SAGE PLACE

Sophia Way Andrews Farm

FIXED PRICE  
HOUSE AND LAND PACKAGES  
**FROM \$229,400**  
READY TO MOVE IN

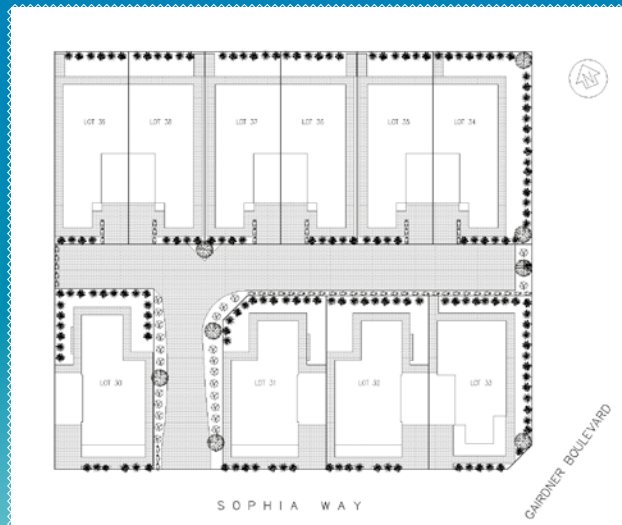


# SAGE PLACE

Sophia Way Andrews Farm

Located on Sophia Way Andrews Farm, multi-award winning builder Rossdale Homes are developing Sage Place offering 10 house and land packages with modern open plan design with a choice of three floor plans, all finished to the affordable turnkey specifications at a fixed price, allowing you to just move in.

Make a wise choice, enquire today, phone Head Office on 8433 2000 or Daniel French on 0411 275 210.



## INCLUSIONS

- > Six star energy rating
- > Concrete to perimeter path and driveway
- > Vinyl to living areas
- > Gas boosted solar hot water service
- > Fixed price guarantee including footings
- > Carpet to bedrooms
- > Storm water disposal
- > Two external taps

## LOT 30

### AREAS M<sup>2</sup>

LIVING 109.154

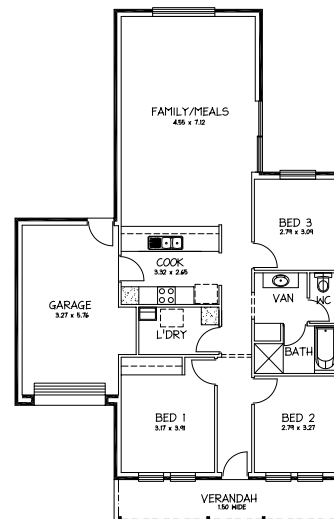
GARAGE 22.197

VERANDAH 11.685

TOTAL 142.036



LOT 30



LOT 30

# SAGE PLACE

Sophia Way Andrews Farm



**LOT 33**

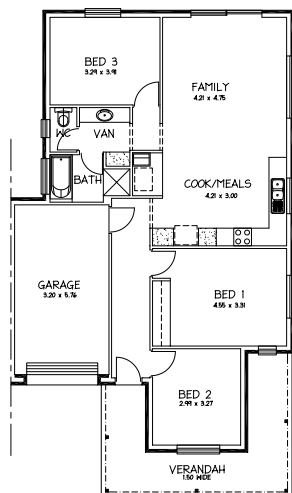
AREAS M<sup>2</sup>

LIVING 100.702

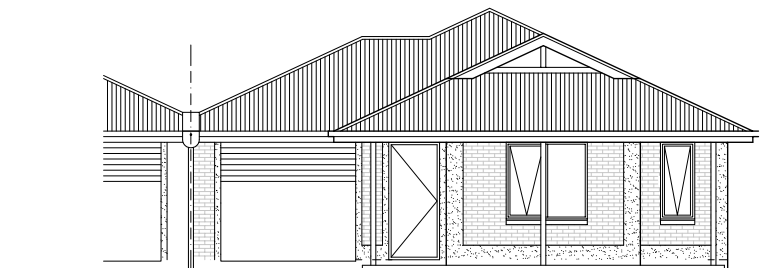
GARAGE 20.576

VERANDAH 18.165

TOTAL 139.443



LOT 33



LOT 33

**LOT 35, 37, 39**

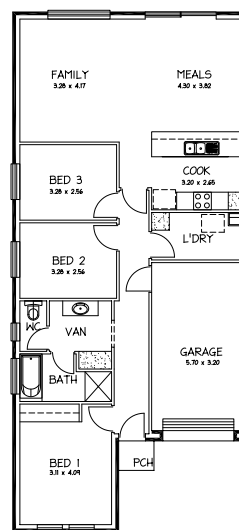
AREAS M<sup>2</sup>

LIVING 107.850

GARAGE 20.116

VERANDAH 1.200

TOTAL 129.166



LOTS 35 37 & 39



LOT 37



LOTS 35 & 39

# SAGE PLACE

## Sophia Way Andrews Farm

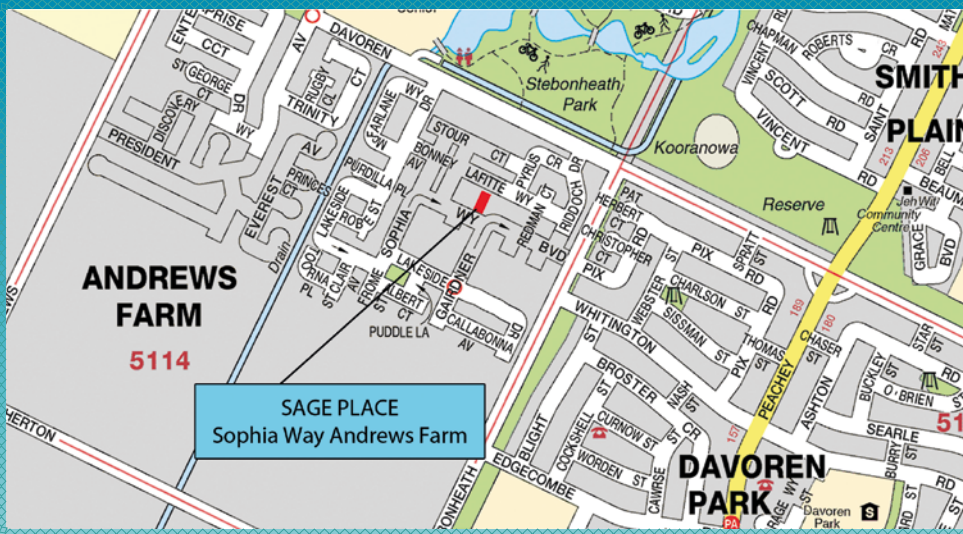
The character Sage Place is located in the community development of Playford Alive. The site is in a redeveloped area with new developments continuing to improve the quality of the area.

The Sage Place homes are a modern open plan design with the living areas opening to a private north-facing rear courtyard. The kitchen overlooks the open plan living and meals areas to the rear yard. There are three generous sized bedrooms, the main with a built-in robe. The bathroom includes a separate WC and powder room and is located centrally within the house for ease of access.

Each home has been specifically designed to Rossdale Homes' specification and comes complete with concrete driveway and perimeter paths, carpet to bedrooms and vinyl to living areas plus storm water discharge to the street water table. The various façades of the houses within the community titled site provide individuality in a community environment.

Sage Place represents an outstanding opportunity to secure a quality built home at an affordable price in a new and developing area from one of South Australia's most awarded builders.

Register your interest now to avoid disappointment.



### USE THIS KEY TO UNLOCK YOUR VERY OWN HOME.

When you see a property with this key icon, it signals that it is part of Housing SA's Affordable Homes program.

The property is for sale to 'eligible' buyers for a limited period of time, at a fixed price.

Call 131299 or go to [affordablehomes.sa.gov.au](http://affordablehomes.sa.gov.au) to check your eligibility.



To register your interest contact Rossdale Homes on:  
 Head Office 8433 2000 or Daniel French 0411 275 210  
 Website [www.rossdalehomes.com.au](http://www.rossdalehomes.com.au)  
 Email [sales@rossdalehomes.com.au](mailto:sales@rossdalehomes.com.au)

Note: Drawings are for illustration purposes only. Colours, materials and landscaping are indicative only. Fencing to Lot 30 has been removed for the perspective drawing of the rear houses.

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