

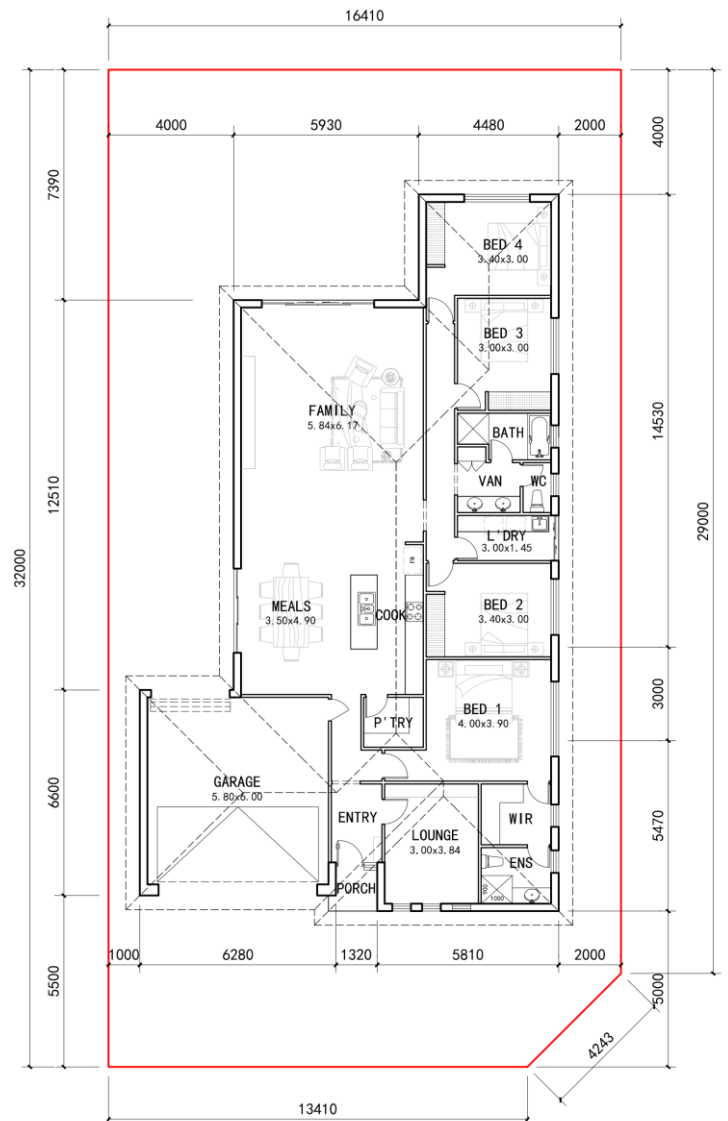
# House & Land Package



## This package includes:

- Total site area is 521sqm with 16m frontage, ready to build
- Rossdale's Sovereign Specification (total house area: 238sqm)
- Smart design Including 3 bedrooms, 2 living areas and 1 office
- 2.7m ceiling height to both floors
- Panel-lift door garage with remote control opener
- BIR & Ensuite to master bedroom
- 20mm thick Caesarstone benchtops to kitchen benchtops with slab ends to island
- Instantaneous Hot Water System
- In-built dishwasher
- Ducted reverse cycle air conditioning system
- NBN network ready
- Laminated flooring to living area
- Carpet to all bedrooms and upper levels
- Termi mesh to the perimeter of the house
- LED downlights to the house
- Absolute fixed price, no builder's variation
- Homestart loan available from \$631/wk, no repayment during the construction period (Ts & Cs apply)
- 25 Year Structural Warranty
- Easy finance
- No stamp duty on house

## Lot 685 Stoneleigh Ave, Mount Barker



Images for illustration purposes only.

**HOUSE & LAND PACKAGE**  
**LAND \$290,000 HOUSE FROM \$360,000**  
**Fixed Price Package From:**  
**\$650,000 to \$719,000**

1. Plans shown are indicative only and are subject to minor change in the interest of product improvement.  
 2. The H&L price is based on the price guide generated on 21/01/2023 based on Developer supplied engineering plans and plan of subdivision. Final building price will be estimated once the full PSA fee has been paid by the purchaser.  
 3. The price does not include stamp duty, government, legal or bank charges.  
 4. PSA (Preliminary Service Agreement) fee is \$8000 and it's creditable against to the final building cost.

FOR THIS OFFER CALL  
**CHEN XIE**  
**0451 286 777 or email to**  
**chen@rossdalehomes.com.au**

*Because trust is a must*  
[www.rossdalehomes.com.au](http://www.rossdalehomes.com.au)