

# House & Land Package



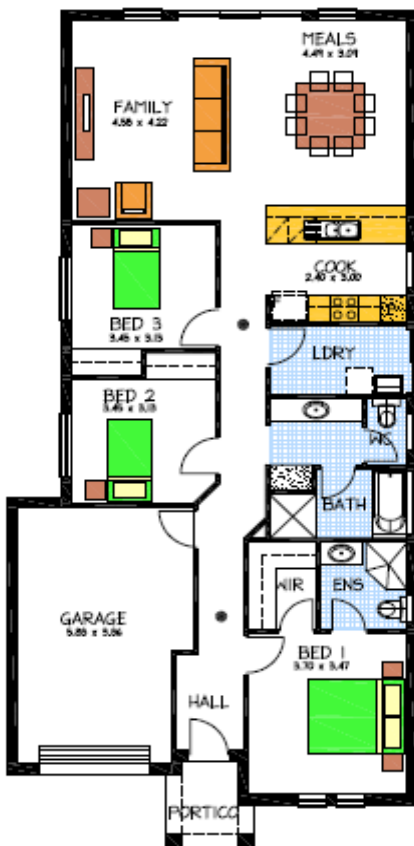
## THE MARDEN 37 Russell St, Ethelton

This package includes:

- 306m<sup>2</sup> of land
- Rossdale Homes Marden built to select specifications
- 2.7m ceilings to home
- Single garage with Automatic Panel Lift door & internal access
- 3 well sized bedrooms with open plan to the rear
- Master bedroom with walk in robe and Ensuite
- Quality Westinghouse appliances including retracta range-hood set in overhead cupboards
- Gas Instantaneous hot water system
- Rendered Portico as per plans
- Insulation to ceiling and external walls
- Healthy footings allowance including all soil removal from site
- Built In Robes to bedrooms Included
- Rainwater connection to WC
- **Auction for the land will be on Thursday Dec 5th at 4pm and then build this home after demolition, the stamp duty for the land has been Included In the H&L**

**H&L PACKAGE: \$407,684**

Disclaimer: All care has been taken in the preparation of this material. No responsibility is taken for any errors or omissions. Details are subject to change without notification. Images for illustration purposes only. E&EO.



FOR THIS OFFER CALL

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*Because trust is a must*

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