

# House and Land

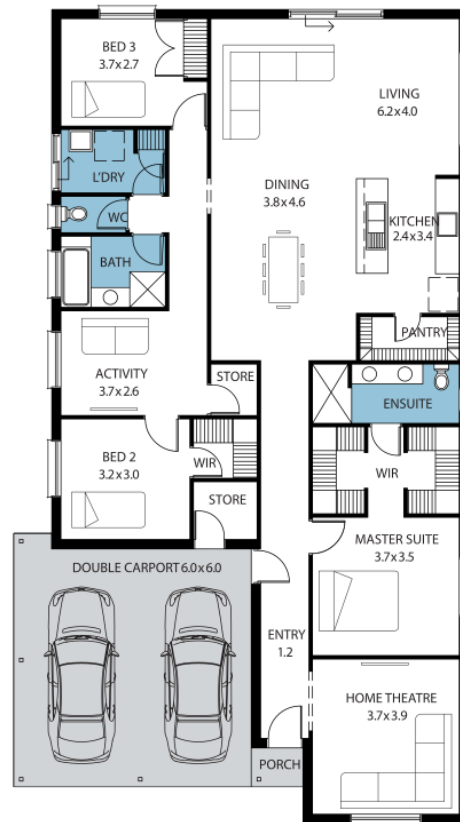
from **\$442,453\***

LOT 226  
Luxmoore Road  
Angle Vale  
'Memphis'

Lot Size 450.00m<sup>2</sup>  
Design Memphis  
Block Size 450m<sup>2</sup>  
House Size 217m<sup>2</sup> / 23.45sqg  
Width 11.51m



 3
  3
  2
  2





**Lucky you,  
all these  
impressive  
features are  
included with  
this home**

Show house on display at Miravale Estate

\$10,000 build discount applied  
(Limited time offer)

Double garage single span panel-lift door with remote control

Ducted Reverse Cycle Air Conditioning

2700mm ceiling height

Carpet to Bedrooms & Timber Laminate to remainder

Overhead cupboards to Kitchen, including over fridge

Stainless Steel Cooktop, Oven, Westinghouse Retractable Rangehood

Dishwasher & Microwave provision

Robes to all bedrooms

Flyscreens to all windows (excludes sliding doors)

Colorbond Roof & NBN provision

FREE Whole by Home termite protection

FREE Square Set Cornices to Entry, Living and Dining

FREE Milan Semi-Frameless Shower Screens

Insulation R2.5 to External Walls R5.0 to Ceiling

Generous Siteworks and Footings Allowance

3 Month Maintenance & 25 Year Structural Guarantee