

# House and Land

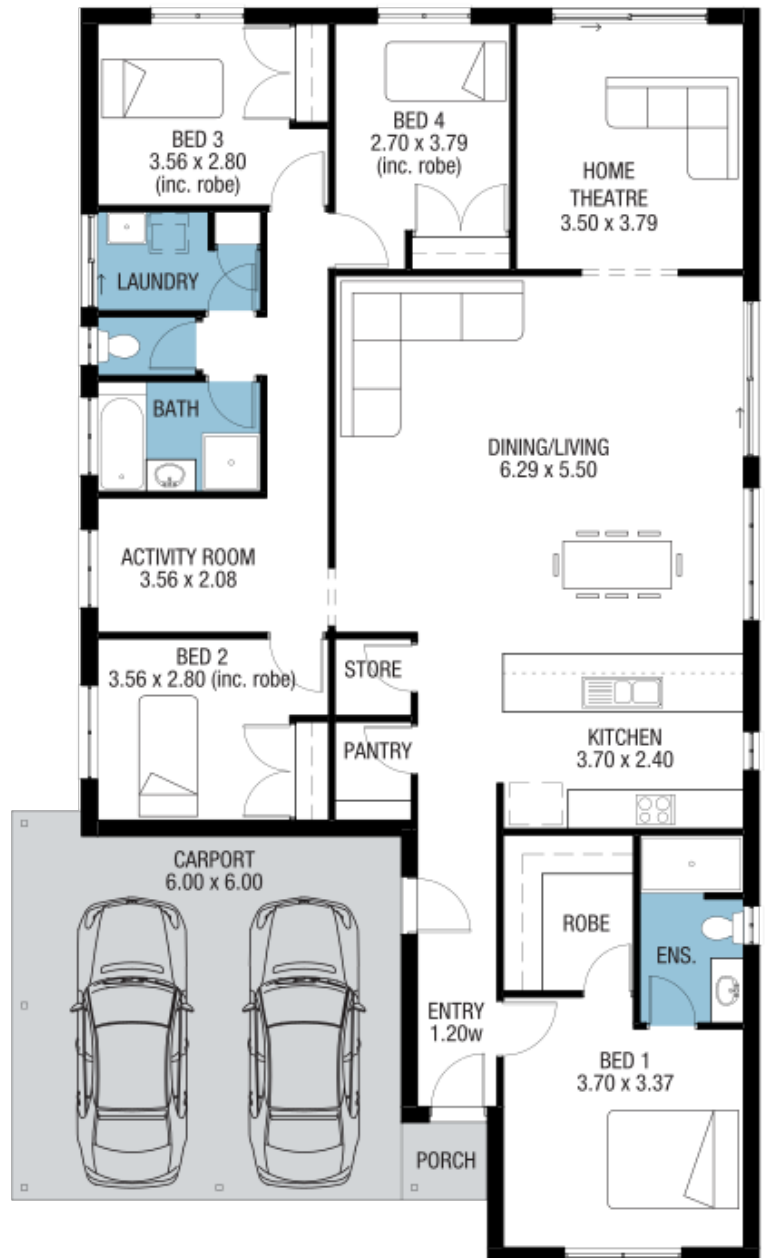
from **\$428,801\***

**LOT 37**  
**Martin Parade**  
**Roseworthy**  
**'Utah'**

**Lot Size** 654.00m<sup>2</sup>  
**Design** Utah  
**Block Size** 654m<sup>2</sup>  
**House Size** 201m<sup>2</sup> / 21.73sqgs  
**Width** 11.50m



 4  1  2  2





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

\$10,000 House discount

Frontage as selected or your choice

Upgraded single span panel-lift door & remotes

Upgraded to 2700mm ceiling height

Flooring allowance (Carpets/Timber laminate)

Ducted reverse cycle air-conditioning

Flyscreens & locks to windows

Insulation to external walls & ceiling

900mm high mirror to Ensuite & Bath

Colorbond roof included

Stain steel appliances to Kitchen

Flat breakfast bar to Kitchen

Overhead cupboards to Kitchen

Dishwasher provision & microwave provision to kitchen

FREE Square Set Cornices to Entry, Living and Dining

FREE Milan Semi-Framed Shower Screens

3 Month Maintenance

25 Year Structural Guarantee

Generous site works and footing allowance