

# House and Land

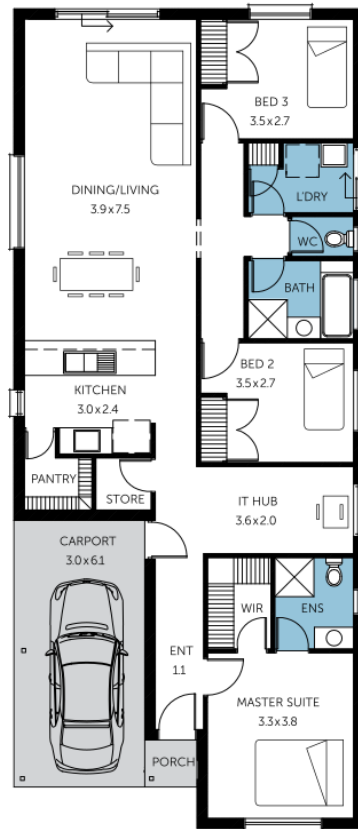
from  
**\$453,811\***

LOT 437  
Kestrel Avenue  
Port Noarlunga South  
'New Orleans'

Lot Size 300.00m<sup>2</sup>  
Design New Orleans  
Block Size 300m<sup>2</sup>  
House Size 147m<sup>2</sup> / 15.84sqgs  
Width 8.03m



 3  1  2  1





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

Benched and retained block in Sunset Estate

\$10,000 House discount

Frontage as selected or your choice

Upgraded single span panel-lift door & remotes

Upgraded to 2700mm ceiling height/25 degrees pitch/450 mm eaves

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