

# House and Land

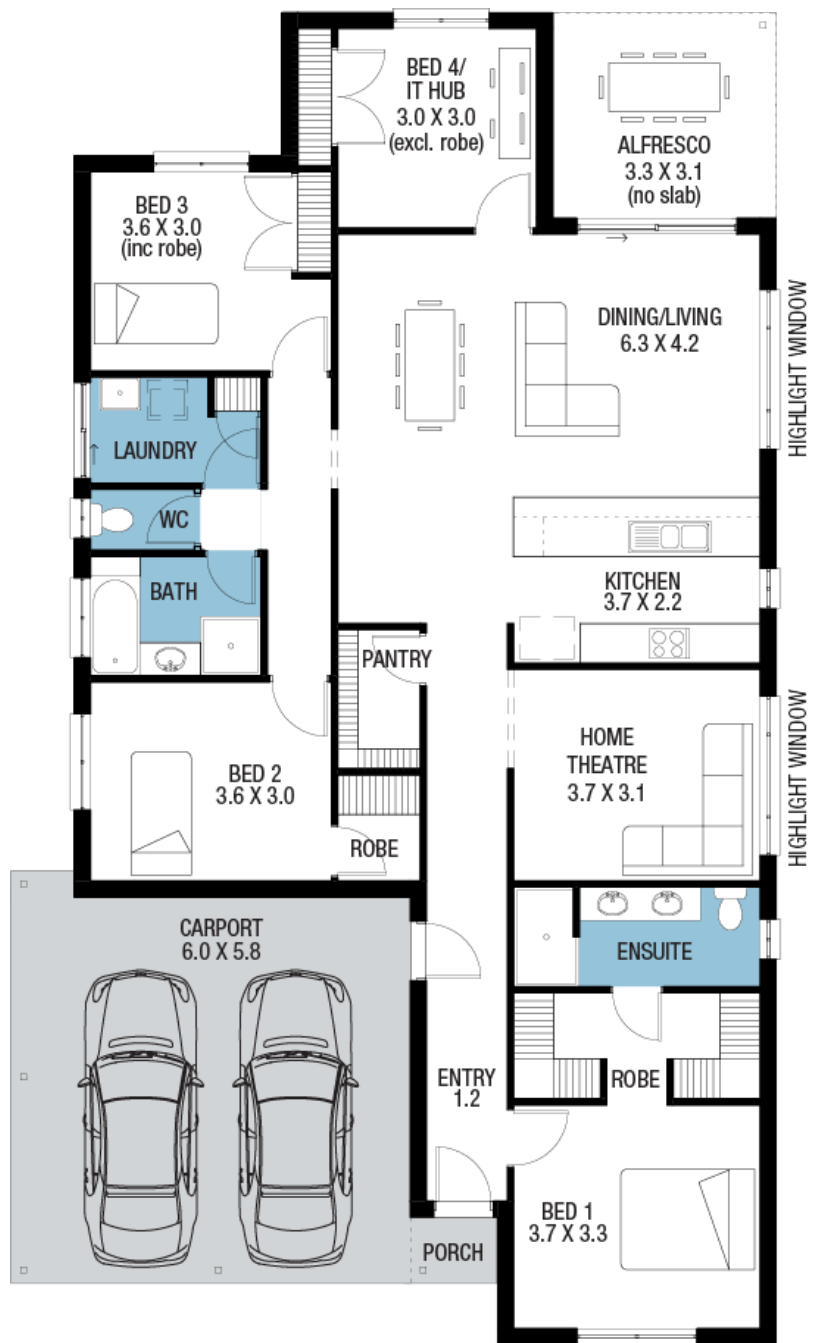
from **\$414,181\***

**LOT 40**  
**New Road**  
**Nuriootpa**  
**'Tucson Alfresco'**

**Lot Size** 568.00m<sup>2</sup>  
**Design** Tucson Alfresco  
**Block Size** 568m<sup>2</sup>  
**House Size** 204m<sup>2</sup> / 22.06sqm  
**Width** 11.51m



 4  2  2  2





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

\$10,000 House discount

Upgraded double garage with 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, footing and travel allowance