



# HOME AND LAND

LOT 7, LUIS DRIVE, ANGLE VALE (438M2)

FLOOR PLAN: AVALON 3512  
FACADE: PLYMOUTH

FROM\*  
**\$511,131**

BASED ON LAND SALE OF \$170,950

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**THE CHOICE IS YOURS!**

EXCLUSIVE UPGRADES

## PACKAGE INCLUSIONS:

- ▼ GENEROUS SITE & FOOTING COSTS FIXED BEFORE CONTRACT
- ▼ DEVELOPER & COUNCIL REQUIREMENTS
- ▼ QUALITY LAUNDRY & KITCHEN JOINERY WITH O/H CUPBOARDS
- ▼ PANEL LIFT GARAGE DOOR & REMOTE
- ▼ 3 COAT PAINT SYSTEM, NBN READY
- ▼ QUALITY FIXTURES & FITTINGS
- ▼ FULL STORMWATER SYSTEM
- ▼ DUCTED R/C HEATING & COOLING
- ▼ + \$20K TO SPEND ON UPGRADES
- ▼ LIFETIME STRUCTURAL GUARANTEE



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From pricing is based on standard plan, builders preferred siting, site costs allowance, and is subject to extreme site changes beyond our reasonable control and unknown at the time of print. All packages are subject to Developer and Council approval. Package Price does not include stamp duty, government, legal or bank charges. Any alterations may incur additional charges. Prices are based on availability and price of land. Simonds reserves the right to withdraw or amend pricing, inclusions and promotion at any time without notice. This package applies to SA New Living range only. Please speak with your sales consultant for further details. Pricing is current at 14/06/2019.