



**15K**  
First Home  
Owners  
Grant Available\*

## HOME AND LAND

Images shown are for illustrative purposes only and may not represent the final product such as lighting, window furnishings, timber look garage door & timber windows. Facade details including entry door and window sizing may vary between house types. Pricing also excludes features such as fencing, landscaping, letterbox, decking, driveway and any notable features of the facade. Please speak with your sales consultant for further details.

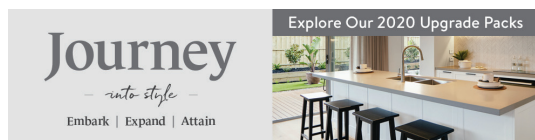
LOT 168, PARIS ST, ANGLE VALE (631M2)

**FLOOR PLAN: FORBES**  
**FACADE: BICKLEY**

**FROM\***  
**\$515,192**

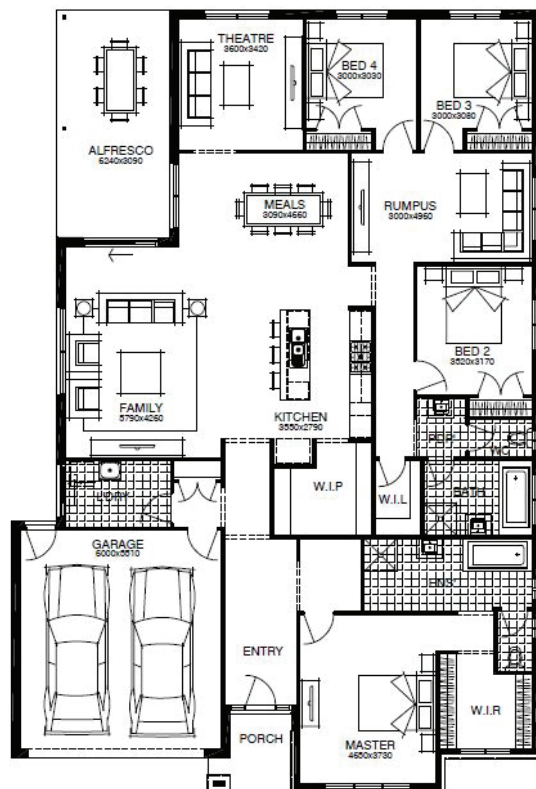
BASED ON LAND SALE \$217,500

4 🚗 2 🍷 2 🚗 3 🚗 30sq 📏



### PACKAGE INCLUSIONS:

- ▼ GENEROUS SITE & FOOTING COSTS FIXED BEFORE CONTRACT
- ▼ DEVELOPER & COUNCIL REQUIREMENTS
- ▼ RENDER TO FACADE & ATURA PROFILE ROOF TILE
- ▼ QUALITY LAUNDRY & KITCHEN JOINERY WITH O/H CUPBOARDS
- ▼ 20MM CAESARSTONE BENCHTOPS TO KITCHEN, BLINDS THROUGHOUT
- ▼ 3 COAT PAINT SYSTEM, 20 DOWNLIGHTS
- ▼ FULL STORMWATER SYSTEM, NBN READY
- ▼ DUCTED R/C HEATING & COOLING



**For enquiries please contact:**

Bryn Willcox  
0433 870 237  
Simonds.com.au

SA

ADELAIDE SA 5000  
bryn.willcox@simonds.com.au

