



## Bolero

Suitable for 12.5m frontage

House and Land Package from

**\$435,000\***



3 bedrooms



Double garage



2 bathrooms



Appliances

### Inclusions:

- Double garage, with auto panel lift door
- Air-conditioning
- Robes to all bedrooms
- Façade, render & face brick as shown
- Rossdale Sovereign specification
- Building on boundary
- Rainwater tank provision for future installation
- 25 degree roof pitch
- Floor covering allowance of \$6,000, including timber laminate flooring and carpet
- Allowance of \$9,000 for footings/site works
- House from \$149,000
- Land cost from \$280,000

For more information please call:

St Clair Sales Office

Geoff Greenow 0411 616 016

Rossdale Homes

Guy Henderson 0411 176 020



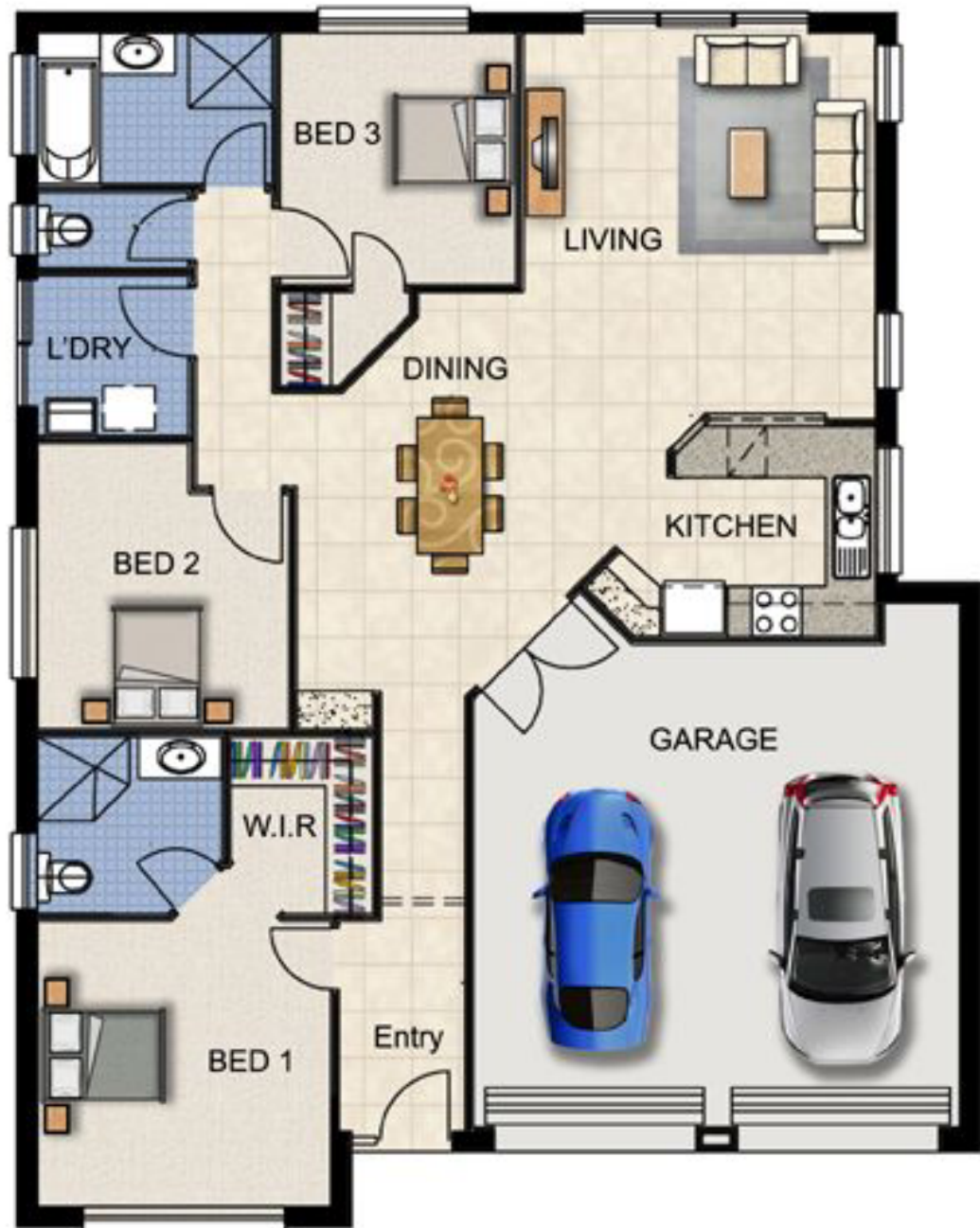
*Because trust is a must.*

**ROSSDALE  
HOMES**

Width 11.49m

Depth 14.49m

Total 152.94m<sup>2</sup>



Price does not include paving, landscaping, retaining walls (if required) or fencing. Final price may vary depending on selections, engineering, council requirements & adjustments to allowances. Final plans may require modifications to meet orientation and development guidelines. All sales, plans and contracts are subject to final council approval and approval of the developer according to design guidelines and set back requirements. Please enquire with Rossdale Homes for their full terms and conditions.

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Joint Venture between  
 AVJennings Developments  
 and Macquarie Real Estate  
 Equity Fund No. 7



**AVJennings**  
 DEVELOPMENTS

This Builders Template has been prepared by AVJennings Real Estate (RLA 124472) as agent for the vendor. All illustrations and plans are for guidance only. Intending purchasers should make their own enquiries in relation to the development.