



The Capital

Suitable for 12.5m or 14m homesite

House and Land Package from

\$490,000* (12.5m)

\$546,000* (14m)



4 bedrooms



Double garage



2 bathrooms



Alfresco terrace

Inclusions:

- Deluxe Ian Wood Home with double garage
- Remote control garage door
- Insulation to walls and ceiling
- Ducted evaporative cooling
- Tiled or Colorbond roof
- Solar Hot Water Service
- Allowance of \$12,000 for floor coverings
- Allowance of \$18,000 for foundations
- *Land cost from \$290,000 (12.5m homesite)
- *Land cost from \$350,000 (14m homesite)



For more information please call

St Clair Sales Office:

Geoff Greenow 0411 616 016

STCLAIR



Width	11.59m
Depth	20.85m
Total	202.81m ²

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 Ian Wood Homes for their full terms and conditions.

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



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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.