



## Cedarwood

Suitable for 12.5m or 14m homesite

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House and Land Package from  
**\$519,400\***

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3 bedrooms



Double garage



2 bathrooms



Alfresco terrace



Formal lounge

### Inclusions:

- Deluxe Ian Wood Home
- Double garage with remote control door
- Insulation to walls and ceiling
- Ducted evaporative cooling \$4,000
- Tiled or Colorbond roof
- Solar Hot Water Service
- Allowance of \$12,000 for floor coverings
- Allowance of \$18,000 for foundations
- \*House from \$194,400
- \*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	11.6m
Depth	22.4m
<b>Total</b>	<b>216.4m<sup>2</sup></b>

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.

<p>Woodville JV Pty Ltd ACN 129 951 766 RLA 124472          GPO Box 663 Adelaide SA 5001 Telephone 131 878          Email sales@stclair.net.au   www.stclair.net.au</p>	<p>Joint Venture between          AVJennings Developments          and Macquarie Real Estate          Equity Fund No. 7</p>	 <p><b>Urban Pacific</b>          inspired thinking inspirational places</p>	<p><b>AVJennings</b>          DEVELOPMENTS</p>
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\*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.