



Esprit 160

Lot 155 Ashworth Avenue, Woodville
Suitable for 12.5m frontage

House and Land Package from

\$476,610*



3 bedrooms



Double garage



2 bathrooms



Appliances



Open plan living/dining

Inclusions:

- Double garage, with automatic panel lift door
- Ducted evaporative air-conditioning
- Walk-in robe and ensuite to Bedroom 1
- Built-in robes to Bedrooms 2 & 3
- Floor covering allowance of \$12,000
- Allowance of \$18,000 for footings and site works
- Insulation to ceiling
- RHEEM solar gas hot water system
- 5 star energy rating
- Provision for water tank
- 450mm eaves and 2720 mm ceiling
- Boundary built
- Portico facade as shown
- Freedom specifications

For more information please call:

St Clair Sales Office

Geoff Greenow 0411 616 016

AVJennings Homes

Bronte Smith 0421 958 574


AVJennings®

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Width (sgle garage)	9.47m
Width (dble garage)	11.59m
Depth	19.68m
Total	173.4m 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 AVJennings 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>Urban Pacific inspired thinking inspirational places</p>	<p>AVJennings 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.