



Malvern

Suitable for 12.5m frontage

House and Land Package from
\$474,000*



4 bedrooms



Double garage



2 bathrooms



Appliances



Home Theatre

Inclusions:

- Double garage, with auto panel lift door
- Air-conditioning
- Robes to all bedrooms
- Floor covering allowance of \$6,300 including timber laminate flooring and carpet
- Allowance of \$10,750 for footings/site works
- House from \$189,000 incl GST
- Land cost from \$285,000

For more information please call:

St Clair Sales Office

Joanne Owen 0439 132 571 /

Geoff Greenow 0411 616 016

Rossdale Homes

Guy Henderson 0411 176 020




Because trust is a must.

**ROSSDALE
HOMES**

Width 11.51m
 Depth 18.95m
 Total 192.31m²



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.

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	Joint Venture between AVJennings Developments and Macquarie Real Estate Equity Fund No. 7	 Urban Pacific inspired thinking inspirational places	AVJennings DEVELOPMENTS
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