



## Mosman

Suitable for 10m frontage

House and Land Package from

**\$495,000\***



3 bedrooms



Double garage



2 bathrooms



Activity room



Formal living



Alfresco terrace

### Inclusions:

- Render and block bricks to façade, balcony and portico
- Double garage, with automatic panel lift doors
- Semi-commercial windows to front elevation
- 2700mm ceiling height lower level and 2400mm upper level
- Insulation to ceiling & external walls
- Built-in robes to all bedrooms
- Spa bath
- Stainless steel dishwasher
- Allowance of \$15,000 for footings
- \*Land cost from \$240,000

For more information please call:

St Clair Sales Office

Geoff Greenow 0411 616 016

Sterling Homes

Peter Finocchio 0411 170 101

**STERLING**  
HOMES

# STCLAIR



Width	9.09m
Depth	22.99m
<b>Total</b>	<b>287.23m<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 Sterling 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



**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.