



## Somerton

Suitable for 10m frontage

House and Land Package from  
**\$509,000\***



3 bedrooms



Double garage



2 bathrooms



Parents' Retreat



Theatre room



Pavillion

### Inclusions:

- Two storey home
- Double garage, with auto panel lift doors
- Pavilion entertaining to rear included
- Air-conditioning
- Robes to all bedrooms
- Floor covering allowance of \$14,000 including timber reeded floor to balcony, tiling and carpet
- Allowance of \$7,500 for footings/site works
- Rain water tank with pump plumbed to WC
- 2720 mm ceiling height
- Sovereign specification
- \*Land cost from \$240,000
- \*House price from \$269,000

For more information please call:

St Clair Sales Office

Geoff Greenow 0411 616 016

Rossdale Homes

Guy Henderson 0411 176 020



Because trust is a must.  
**ROSSDALE**  
HOMES

*Please contact Rossdale Homes for floorplan*

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.

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Joint Venture between  
AVJennings Developments  
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Equity Fund No. 7



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