



## Woodville

Lot 161 Robertson Court, Woodville  
Suitable for 14m homesite

House and Land Package from  
**\$845,250\***



4 bedrooms



Double garage



4 bathrooms



Family room



Formal lounge



Office

### Inclusions:

- Deluxe Ian Wood Home
- Double garage with remote control door
- Insulation to walls and ceiling
- Ducted evaporative cooling \$8,000
- Tiled or Colorbond roof
- Solar Hot Water Service
- Allowance of \$16,000 for floor coverings
- Allowance of \$18,000 for foundations
- \*Land cost from \$350,000 (14m homesite)
- \*House from \$418,250



For more information please call  
***St Clair Sales Office:***  
Geoff Greenow 0411 616 016

# STCLAIR

Width 13.36m

Depth 20.70m

Total 355m<sup>2</sup>



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.

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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.