

# GLENELG 22

VERMONT FACADE

\$453,750







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## LOT 32 NEW ROAD, SMYTHES CREEK GOLDENVUE ESTATE

HOUSE AREA	207.26m <sup>2</sup>	HOUSE PRICE	\$289,750
LAND AREA	475m <sup>2</sup>	LAND PRICE	\$164,000
TITLE RELEASE	JUNE 2021	TOTAL PRICE	\$453,750

### TURNKEY INCLUSIONS

-  Full turnkey package
-  Fixed price (including site costs)
-  Split cycle cooling system to family room
-  Venetians and Holland blinds to all windows
-  Quality carpet and tiled flooring throughout
-  Fully landscaped front and rear gardens, including coloured concrete driveway, path and rear outdoor living area, fences to sides and rear, clothesline and letterbox

NOTE: Minimum lot size may vary depending on the estate design guidelines and building envelopes. Floor plan areas may vary slightly in size depending on facade selection. Floor plans shown are not to scale. Floor plan may be mirrored to suit garage crossover location. House size is based on Torquay facade. Price effective for 3 months from date of issue.

