



ANGELICA 3074

Suited to lot size of 10.5m x 25m

\$699,250

**Lot 325 Sumac St.
Everton, Brookfield**

Fixed Price House and Land Package*

The contemporary design of the double-storey Angelica 3074 is well suited to land with a frontage of 10.5m or more. The Angelica 3074 is the perfect match for a smaller family looking for their dream home with this expansive plan, including 4 generously sized bedrooms and an upstairs retreat. The Angelica 3074 features a large master bedroom with an enormous walk-in robe, making it the perfect retreat to privacy. The well-appointed kitchen and large walk-in pantry are the heart of the home, adjoining the spacious meals and family room. The Angelica 3074 is the perfect home for a family beginning to grow or an investor looking to capitalize on today's rental market.

Property Features:

- 450mm Eaves to First Floor
- High Ceiling
- NBN smart Hub & Solar Hot Water
- MGP10 Timber Frames & Trusses
- Floor Covering (Timber Laminate, Carpet, Tiles)
- Tiled shower bases & Heat lamps to bathrooms
- Electronic Garage Door and Remotes
- Feature Entry Door
- Stone Benches throughout
- 40mm stone to kitchen
- 900mm Westinghouse Appliances
- LED Downlights
- Modern façade included as displayed
- Victorian Ash Timber Staircase
- Builders Standard Inclusions
- Fixed site costs up to P class soil
- Floor plan customization option*

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