



ANGELICA 2747

Suited to lot size of 10.5m x 25m

\$679,150

**Lot 326 Sumac St.
Everton, Brookfield**

Fixed Price House and Land Package*

The contemporary design of the double-storey Angelica 2747 is well suited to land with a frontage of 10.5m or more. The Angelica 2747 is the perfect match for a smaller family looking for their dream home with this expansive plan, including 4 generously sized bedrooms and an downstairs study. The Angelica 2747 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 2747 is the perfect home for a family beginning to grow or an investor looking to capitalize on today's rental market.

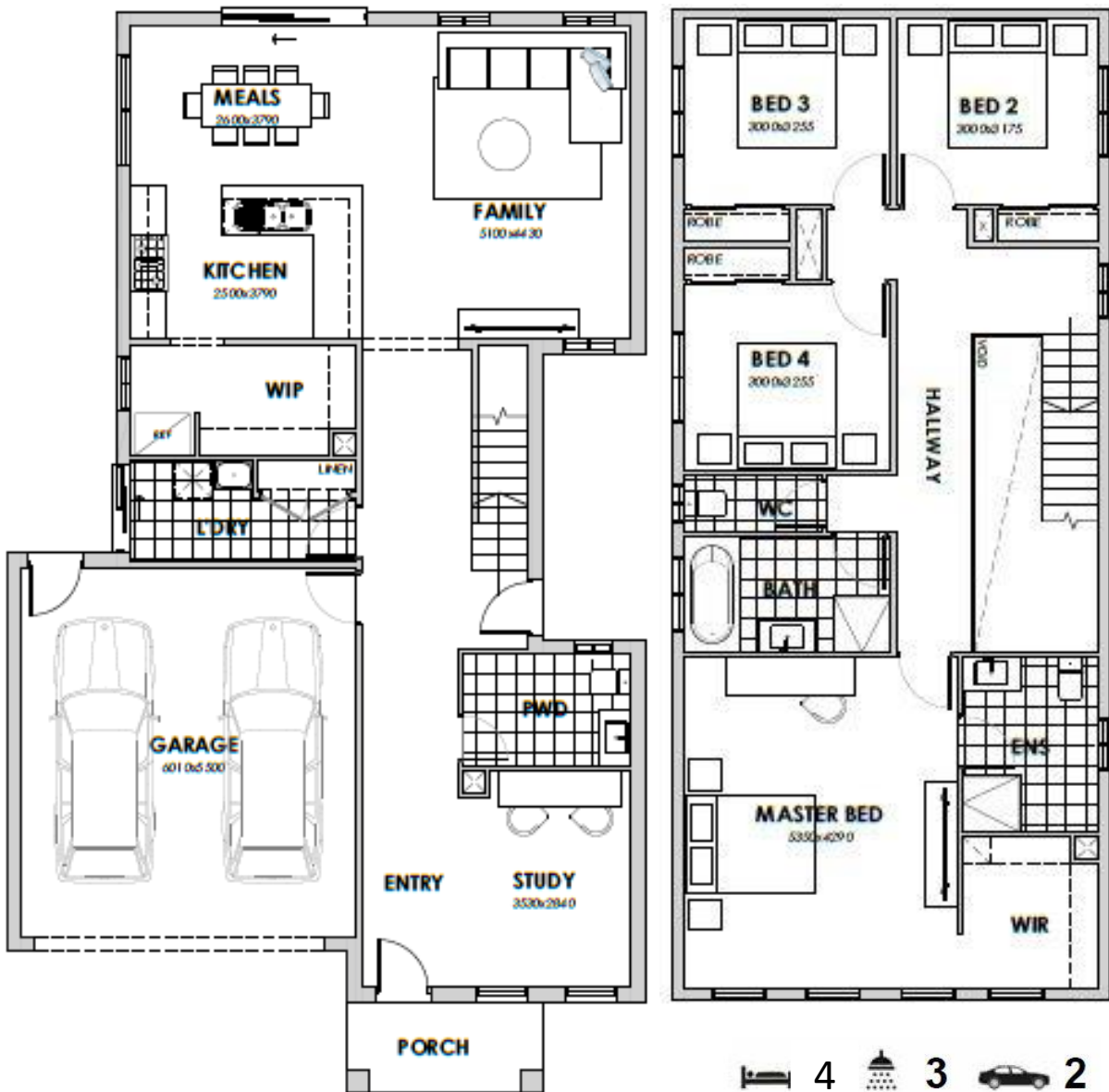
Property Features:

- 450mm Eaves to First Floor
- High Ceiling
- MGP10 Timber Frames & Trusses
- NBN smart Hub & Gas boosted Solar Hot Water
- 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
- Balcony façade and courtyard included
- Void included
- Victorian Ash Timber Staircase
- Builders Standard Inclusions
- Fixed site costs up to P class soil
- Ground floor Guest bedroom option*
- Floor plan customization option*

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All pictures and photos are for illustration purposes only and may not represent the final product. House and land package are based on 300mm fall & H class soil, designs, inclusions, specifications, promotions may be subject to change without notification. Prices are subject to change at the discretion of the builder. Price subject to compactions report and limited cover rocks removals. Prices are inclusive of G.S.T. * Terms and Conditions Apply.