



**1-4 Central Drive,
Victor Harbor**

On Sale Now

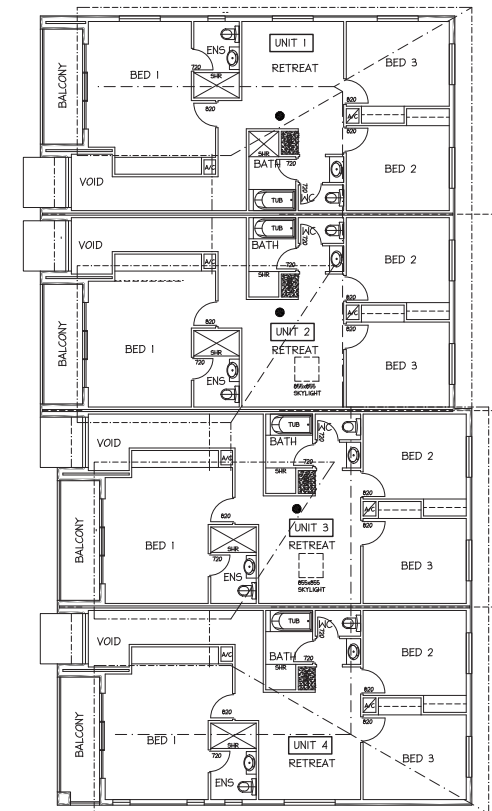
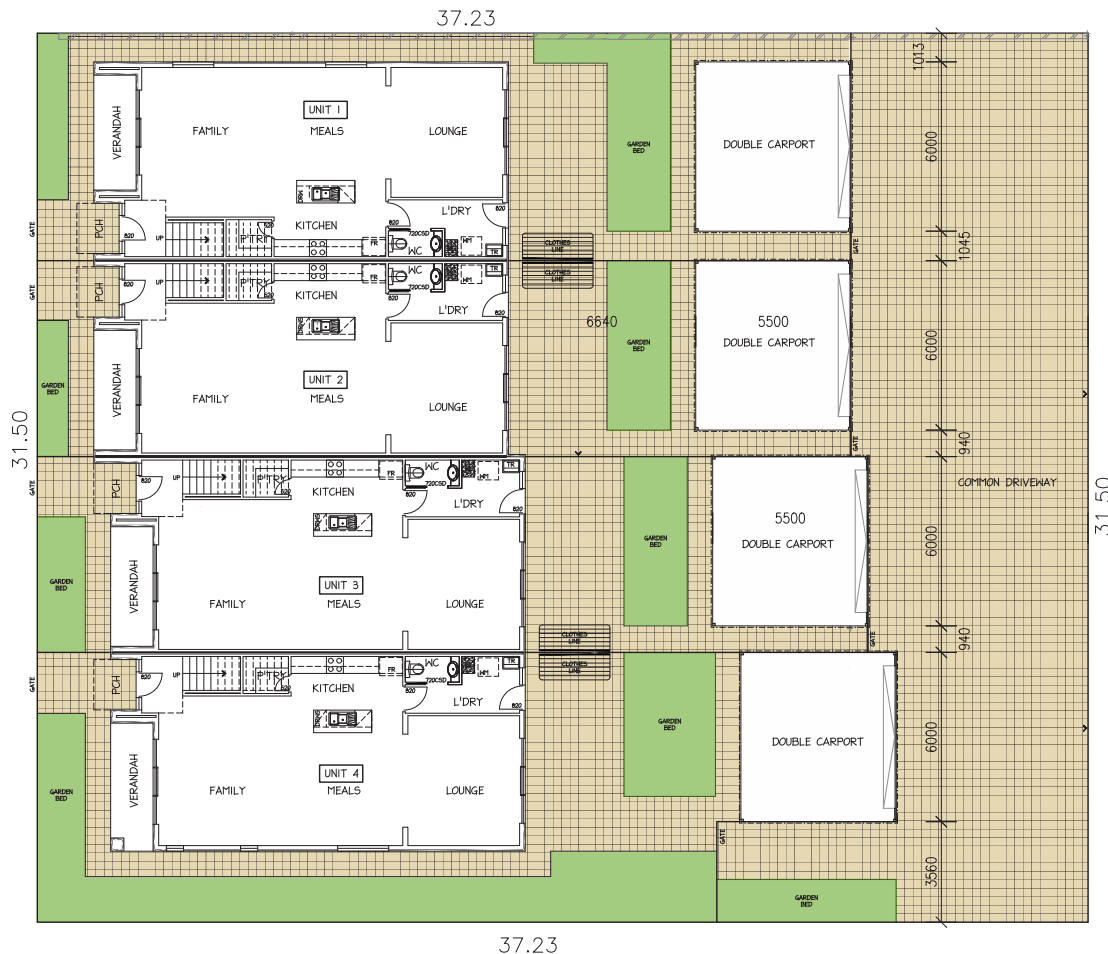
**Michael Penney
0422 969 672**

mpenney.rps@rossdalehomes.com.au



Because trust is a must

rossdalehomes.com.au



3	2	2
Bed	Bth	Car

Block Sizes Approx
Unit 1 230.6 m²
Unit 2 200 m²
Unit 3 204.2 m²
Unit 4 270.6 m²

**Units 1 - 4
Approx
Areas (m²)**

Lower Living	95
Upper Living	95
Porch	2.7
Verandah	6.4
Balcony	6.4
Double Carport	33

**Total
Approx
Areas 238.5 m²**

Inclusions:

- ▶ 3 Bedroom home with Double Carport, with remote panel lift door
- ▶ 2700mm high ceilings
- ▶ Colorbond roof
- ▶ Robes to bedrooms 2 & 3
- ▶ Stainless steel kitchen appliances including dishwasher
- ▶ Mixer tapware throughout
- ▶ Laminate to Family, Meals Kitchen & Lounge
- ▶ Carpet to Stairs, Bed 1, Retreat, Bed 3 & Passage
- ▶ Floor & Wall Tiling from Rosssdales Gold Range to Bathroom & Ensuite
- ▶ Semi Frameless shower screens
- ▶ Tiling to Verandah & Balcony
- ▶ Electric HWS
- ▶ 2340mm high front & internal doors
- ▶ R4.0 ceiling insulation upper level only & R2.0 external wall insulation*
- ▶ NBN package
- ▶ TV Antenna & Data points
- ▶ Airconditioning – Ducted Reverse Cycle
- ▶ Lighting package including downlights
- ▶ 3500ltr Rainwater Tank
- ▶ Stormwater Disposal
- ▶ Paving to Front, Rear Courtyard, Sides (when required) & Driveway
- ▶ Fencing included
- ▶ Footings allowance with all excess soil removed (subject to final engineering report)

*Units 1 - 3: External walls of living area only - R2.0 - Ceiling of upper level living Area only - R4.0.
Unit 4: External walls of living area only - R2.5 HD batts - Ceiling of upper level living area only - R6.0

House & Land Package
Price From:

Unit 1: \$699,000
Unit 2: \$680,000

Unit 3: \$680,000
Unit 4: \$699,000

The Location

Opportunity to build one of 4 beautiful lake front townhouse in the desirable Encounter lakes location.

650m walk to the esplanade of Encounter Bay and a few minutes' drive to Victor Harbor.

The lakes are salt water with multiple public swimming beaches, great for swimming and many other aquatic activities, making it the perfect lifestyle for retirees or a great spot for families for a holiday home.

The homes will be finished to a high standard by a builder you can trust.

