



Lot 742 No.6 MORTLOCK STREET, CLAPHAM House & Land Package From: \$793,000

Free consultation with designer available. With the ability to build single or double storey.

Set on a generous and tranquil 557sqm land parcel positioned at the end of a quiet and tightly held cul-de-sac you have the perfect canvas to build a beautiful family home.

Prime location positioned to enjoy easy access to Mitcham and Pasadena Shopping, University and Hospital, 15 minute drive to the sea, public transport including Rail Station within easy walking distance and nestled to take advantage of excellent private and public schooling options.

If you love walking, take advantage of Lynton walking trail at your back doorstep with some of the best views over Adelaide and the ocean.

This package includes:

- ▶ 4 bedroom home with double garage and remote panel lift doors
- ▶ Façade as per elevation
- ▶ 2700mm high ceilings
- ▶ Colorbond roof
- ▶ Robes to bedrooms 2 & 3
- ▶ Stainless steel kitchen appliances and overhead cupboards
- ▶ Mixer tapware throughout
- ▶ Ducted reverse cycle air-conditioning
- ▶ Floor Coverings to bedrooms and living areas
- ▶ Instantaneous gas HWS
- ▶ TV antenna
- ▶ R4.0 ceiling insulation & R2.0 external wall insulation
- ▶ NBN package
- ▶ Stormwater disposal
- ▶ Concrete driveway and perimeter paths
- ▶ Termimesh treatment
- ▶ Footings allowance with all excess soil removed (subject to final engineering report)

Disclaimer: Design subject to council consent. All care has been taken in the preparation of this material. No responsibility is taken for any errors or omissions. Details are subject to change without notification. Images for illustration purposes only. E&EO.



Call Michael Penney
0422 969 672
mpenney.rps@rossdalehomes.com.au

Call Brooke Parker
0422 049 619
bparker.rps@rossdalehomes.com.au