



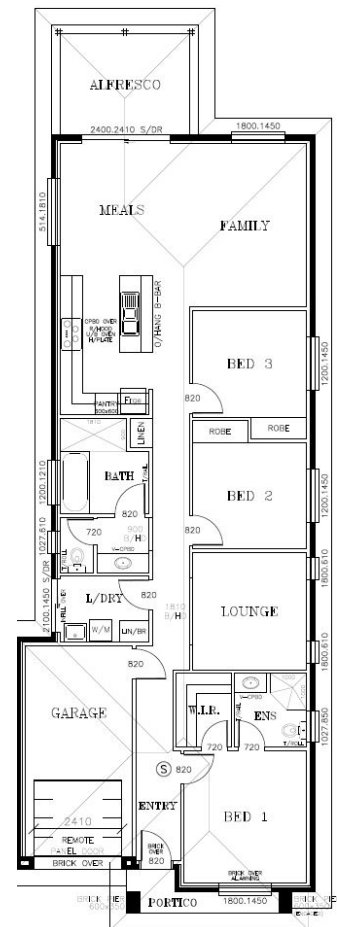
## LOT 97 N.40 RAMSAY AVE SEACOMBE GARDENS House & Land Package From: \$516,000

This package includes:

House and Land opportunity available to build your Dream home with Rossdale Homes.

- ▶ 3 bedroom home with single garage, with 2 separate living areas and remote panel lift door
- ▶ Alfresco to rear
- ▶ Façade as per elevation including render
- ▶ 2700mm high ceilings
- ▶ Colorbond roof
- ▶ Robes to bedrooms 2 & 3
- ▶ Stainless steel kitchen appliances and overhead cupboards
- ▶ Mixer tapware throughout
- ▶ Split system air-conditioning
- ▶ Floor Coverings to bedrooms and living areas
- ▶ Instantaneous gas HWS
- ▶ R4.0 ceiling insulation & R2.0 external wall insulation
- ▶ NBN package
- ▶ Footings allowance with all excess soil removed (subject to final engineering report)
- ▶ Land Size: 443.16m<sup>2</sup>

Disclaimer: 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.



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