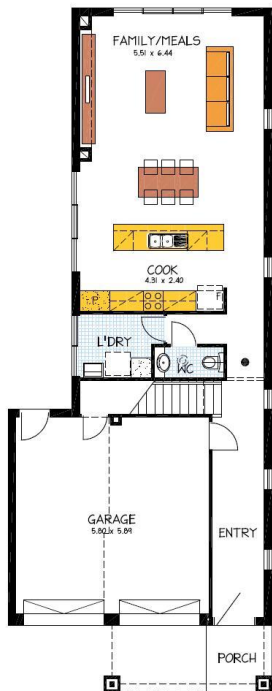


# House & Land Package



## SOMERTON-St Clair

| Areas (m <sup>2</sup> )  |                |
|--------------------------|----------------|
| Lower Living             | 85.106         |
| Upper Living             | 104.056        |
| Porch                    | 10.060         |
| Garage                   | 38.150         |
| Balcony                  | 10.986         |
| <b>Total</b>             | <b>248.358</b> |
| <b>26.73 SQUARES</b>     |                |
| <b>7.91 x 20.50 DEEP</b> |                |



## SOMERTON

*Lot 11, #54 Lascelles Ave, Warradale*

This package includes:

- **Rossdale Sovereign Specification**
- **2.7m ceilings**
- **Generous footing allowance**
- **Render to front façade**
- **Stainless steel appliances**
- **Panel Lift doors included**
- **Insulation to ceilings and walls**
- **Instantaneous hot water service**
- **Close to shops and schools**
- **Absolute Fixed price contract guaranteed upon preliminaries**
- **Fixed Price Guarantee**
- **Built in Robes to all bedrooms**
- **Custom design builder**

HOUSE AND LAND FROM: **\$751,125**

Images for illustration purposes only.

FOR THIS OFFER CALL  
PHONE: LEON 0402 47 1977

*Because trust is a must*  
[www.rossdalehomes.com.au](http://www.rossdalehomes.com.au)