

Barlow Family Trust trading as Stroud Homes Adelaide Hills  
ABN: 47496605912 BLD Lic No: 243869

## ELANOR 260 SPLIT LEVEL

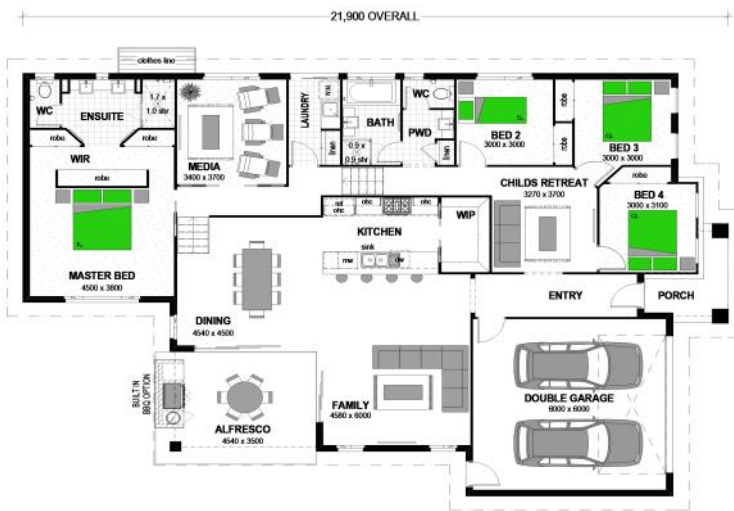


## MOUNTAIN FACADE: FULLY LOADED INCLUSIONS INCLUDES EARTHWORKS



4 BED - 2 BATH - 2 CAR - MEDIA - FAMILY - EN-SUITE - WALK IN PANTRY - CHILD'S RETREAT

## FLOOR PLAN:



### FLOOR AREA

259.78 m<sup>2</sup>

### ELANOR 260 SPLIT- MOUNTAIN House & Land Package

**\$561,000**

### HOUSE SIZE

Width 14.85 m Depth 21.13 m

### ALTERNATE FACADES HOUSE & LAND PACKAGES

### FEDERATION FACADE \$570,000



### CLASSIC FACADE \$561,000



### INCLUSIONS - Fully Loaded:

- \*M Class Slab
- \*Site Works to 500mm
- \*6 Star energy rating
- \*Downlights to living areas, bedrooms and bathrooms
- \*Caesarstone bench tops – Kitchen & Bath
- \*900mm Westinghouse Stainless Steel Oven & Cook top
- \*900mm Westinghouse Stainless Steel Canopy

- \*Range Hood
- \*Dishlex Stainless Steel Dishwasher
- \*Soft Close Kitchen Drawers
- \*Godfrey Hirst Carpet & 450mm tiles throughout
- \*Broom finish concrete driveway (60m<sup>2</sup>)
- \*Colorbond Roof, gutters and fascia
- \*Remote Control Panel Lift Garage Door
- \*TV antenna and clothesline
- \*Termite protection (as per Australian Standards)

### LAND

Lot 120 Matilda Rise  
MOUNT BARKER 674m<sup>2</sup> \$175,000

### LAND AGENT

Justin Hanalla 0422 343 872  
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