

House & Land Package

Sierra @ Lot 30 Lochiel Parkway,
Lochiel Park



7.5 Star Energy Efficient Home

Package includes:

- Rossdale Custom Home design 3 beds/ 3 bath / 3 living
- Modern Render and Brickwork façade similar to above
- 2700mm ceiling height with square set cornice
- Double Garage with panel lift door and remote
- Termi-Mesh stainless steel termite barrier to Perimeter
- Double Glazed Semi Commercial Windows.
- Solar HWS with gas Boosting
- 2KW Photovoltaic Solar Grid fed Power System
- 3 level water System , Potable, Rainwater & recycled
- Allowance for Site works

- Premium Lochiel Park Allotment – Lot 30 Lochiel parkway @ \$ 169,000
- This package will suit similar sized lots

From **\$499,000** inc land

For this offer call **Tony Gray 0412 600 220**

Ph 08 8433 2000 www.rossdalehomes.com.au



Disclaimer: All Care has been taken to ensure accuracy of information. Facades shown may be at an extra cost. Term and conditions may apply. All prices are subject to change without notice and this H&L package may be withdrawn at any time.

Lochiel Park Inclusions

Fees

SA water Connection fees
Private Certification Fees
Full engineering by FMG Engineering
Council Planning and Development approvals
Siting and Plan costs
Contour an survey of site
Home Owners Warranty Insurance
7.5 star rating assessment

Consultants

Interior designer – Jane Ainslie

Siteworks

Removal of all spoil and importation of soil and footing material
Recycled concrete as required by Lochiel Park
Concrete pumping as required

Façade

PGH Santorini Blocks to Portico
Feature stonework to Pillar
Portico as per plans
Balcony tiled with Stainless steel cable balustrade

Energy efficient Products

Fairview semi commercial double glazed window with low E Glazing
Enviro seal door jambs to all external doors
Sarking to roofspace
2000L rainwater tank with Rainbank topmount water system
Reclaimed water service to home
Chromogen HWS with gas booster
Eco vision energy monitoring screen
R4.0 batt insulation to ceiling, R3.0 to Midfloor, R2.0 to external walls and R1.5 to internal walls
2.0Kw PV cell power system

Structural

Brickwork over openings where appropriate
Structural Steel allowance

Appliances

Rangehood ducted to external
Westinghouse Stainless steel oven and cooktop

Internal

Gainsborough Tri-lever Door hardware to entry
Close coupled toilet suites
Ceiling fans to all bedrooms
Solver Maxiwash 3 coat system
Squareset cornice to home
Laminate kitchen doors and drawer with 2mm ABS edging and Squareform benchtops
Series 600 semi-framless shower screens

Floor coverings

Tiling to Living , Family , Meals , Entry & kitchen
Carpets to all beds and upper retreat
All wet areas tiled and waterproofed

Sanitary & Tapware

Platinum range Tapware from Routley Plumbing Innovations
Inc. Razor sink, Newbury 1600mm Bath, Liano above counter Vanities, Lauren Kitchen Mixer, Lauren basin Mixers, Lauren bath spout and mixer, Opal Toilet suites
Cubit accessories inc. towel rails and rings

External

90mm Stormwater system plumbed into RW Tanks with first flush diverter
Termimesh full perimeter Type 8.7.3 + termimesh 109 system
Colourbond Roof, gutters and fascias
Panel Lift garage door with remotes
Best Bricks & Pavers paving to perimeter and courtyard as per plans

For More information please call

TONY GRAY
Design Consultant
0412 600 220