

# House & Land Package

Sierra @ Lot 56 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 56 Lochiel parkway @ \$ 135,000
- This package will suit similar sized lots

From **\$467,000** inc land

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

Ph 08 8433 2000 [www.rossdalehomes.com.au](http://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 All prices are subject to change without notice and this H&L package may be withdrawn at any time.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**