

# Avalon

## Lot 97, Darley Road



**SIMONDS**  
BUILDING HOMES SINCE 1949

# \$569,165



LAND SIZE  
**630m<sup>2</sup>**

LOT FRONTAGE  
**19.2m**

LOT DEPTH  
**32m**

### House Key Features:

- Generous site costs & footings allowance (FIXED before contract)
- Osaka Facade (10 facades available with render)
- Remote panel lift garage door, 2 external lights to front pillars
- 2.74m (9 foot) ceilings, 25 degree pitched roof, 600mm eaves
- Quality fixtures throughout; 900mm SS european appliances
- Upgraded laundry joinery, fridge overhead cupboards
- Timber finish floating floor and carpet throughout
- LED downlights to living areas.
- Full stormwater system, NBN wiring pack.
- Samsung ducted RC heating & cooling system

### Land Key Features:

- Excellent 630m<sup>2</sup> allotment
- Titled and ready
- Close to multiple reserves
- North facing rear yard

HOUSE PRICE

## \$350,165

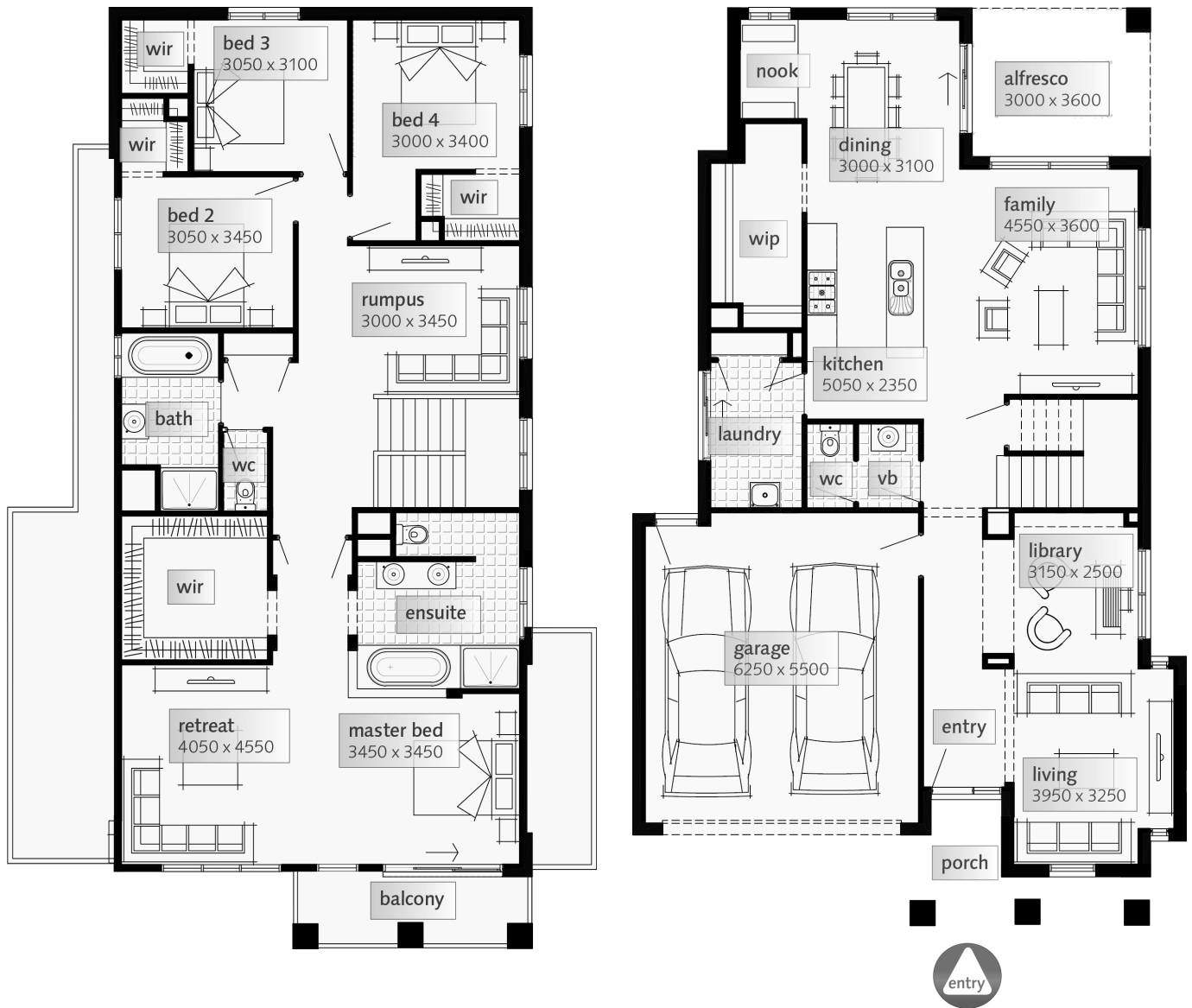
LAND PRICE

## \$219,000

Contact: Ben Walker [ben@newenham.com.au](mailto:ben@newenham.com.au)  
0429 107 497 RLA 63301

Visit our Sales & Info Centre:  
164 Flaxley Rd Mt. Barker

Open 12 – 5pm daily  
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