

# Ridgewood

## Lot 114, Rochfort Street



**SIMONDS**  
BUILDING HOMES SINCE 1949

# \$399,767



LAND SIZE  
**390m<sup>2</sup>**

LOT FRONTAGE  
**10m**

LOT DEPTH  
**39m**

### House Key Features:

- Fixed site and footing costs!
- Developer & council requirements
- Render to façade, external lights
- Upgraded bricks, flat roof tiles
- Quality laundry & kitchen joinery
- Timber finish floating floor
- Roseville facade
- Led downlights, nbn ready
- Full stormwater system
- Ducted r/c heating & cooling

### Land Key Features:

- Fully titled
- Benched and ready to build your home on
- Elevated position with stunning views
- Moments to Newenham linear park & creek
- Easy 2km walk to Mount Barker
- Backs on to a beautiful reserve

HOUSE PRICE

## \$225,767

LAND PRICE

## \$174,000

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  
[newenham.com.au](http://newenham.com.au)



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