STROUDHOMES
Feels like home

FREE SITE INSPECTIONS

Avoca 227 - Classic Facade

Lot 1116, Currawong Drive (Lampada Estate)
Size: 700m2 Price: $136,000

4 BED 2 BATH 2 CAR

FROM: $471,000

A great design just got even better with the new Avoca 227, a feature packed and upgraded version of the Avoca 198 (already our most popular Town Traditional Design). Upsized spaces! We've upsized nearly every room to create a spacious home with generous spaces for every member of the family! All bedrooms are 3m x 3m or larger. In addition, you get more storage space - a dedicated broom cupboard and second linen cupboard. Enjoy refreshing cross-breezes with windows on every side and bright, airy open-living areas with large sliding doors leading to an undercover Al Fresco area. An open and inviting entry complements the front of the house yet maintains privacy for family living areas. Other features include a good sized media room, walk-in linen cupboard and spacious ensuite with double basins and large shower. A popular alteration to the design is to remove the wall between the media room and family to create a massive open living area.

A Unit 3/12 a Bourke St Tamworth NSW 2340
E tam.admin@stroudhomes.com.au
P 6766 44 28
W www.stroudhomes.com.au

SITE COSTS:

M Class Slab
Site works to 0.5m
STANDARD INCLUSIONS - Essentials:
20 mmCaesarstone bench tops – Kitchen & Bath
900mm Westinghouse Stainless Steel Oven & Cook top
900mm Westinghouse Stainless Steel Canopy Range hood
Westinghouse Stainless Steel Dishwasher
Soft Close Kitchen Doors and Drawers
Builders Range Carpet
LED Light fittings inside & out
Broom finish concrete driveway
Colorbond Roof, gutters and facia
Remote Control Garage Door
Keyed locks to all windows and doors
TV antenna, Clothesline and letterbox
Perimeter termite protection
Bulkheads to overhead Kitchen Cabinetry
Dulux 3 coat paint system
Mizu taps and full bathroom access
Flyscreens to windows and to sliding doors
Structural concrete to alfresco & Porch
Cool air evaporative cooling system
All fees, applications and insurance
Personalised Interior Design Service
Independent handover inspection