



STATESMAN
H O M E S

UNBEATEN ON PRICE & QUALITY

THE BROOKLN
LOT 78 BROOKE ST, THE BOULEVARDE

17.72
Squares

SINGLE GARAGE TO INCLUDE:

- ✓ 18.00m² (under main roof)
- ✓ Raised ceiling
- ✓ 100mm Reinforced concrete slab
- ✓ Brick piers x 2 (rendered)
- ✓ Roller door to garage
- ✓ Internal access door to garage

FRONT ELEVATION TO INCLUDE:

- ✓ Brick gable to bed 1
- ✓ Dutch gable to main roof
- ✓ Awning windows with render detail
- ✓ Glazing bars to front windows
- ✓ Rendered quoins

INSULATION TO INCLUDE:

- ✓ R2.0 to external walls
- ✓ R3.5 to ceiling

KITCHEN TO INCLUDE:

- ✓ Overhead cupboards to kitchen
- ✓ Shelving over fridge recess
- ✓ Ducted retractable rangehood
- ✓ Stainless steel appliances

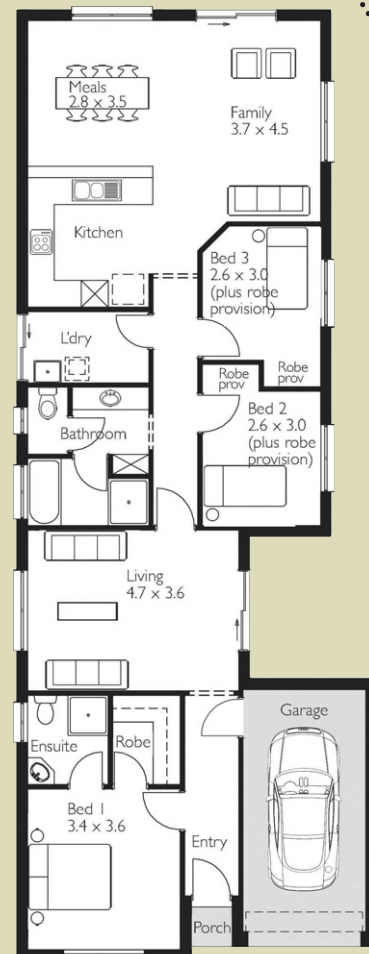
FEATURE ITEMS TO INCLUDE:

- ✓ Footings allowance
- ✓ Reverse cycle airconditioning
- ✓ Carpet to bedrooms
- ✓ Tiling to the remainder
- ✓ Deadlock to front and laundry door
- ✓ Broom cupboard, laundry bin and hamper unit
- ✓ 3 shelf / 4 drawer unit to WIR
- ✓ Drawer units to ensuite & bathroom vanity

House and Land
Only

\$302,580
Incl. single garage

Living Area	129.08 sq.m.
Width	8.00m
Depth	21.23m
Single garage	18.00 sq.m.
Total	165.08 m²



BILL HARDING 0417 892 704

Display Villages open: Weekends, Mon & Wed 1-5pm. Whyalla open by inspection only. Visit www.statesman-homes.com.au for more information, or call 08 8366 0080.

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