



**SAVANNAH 250V**

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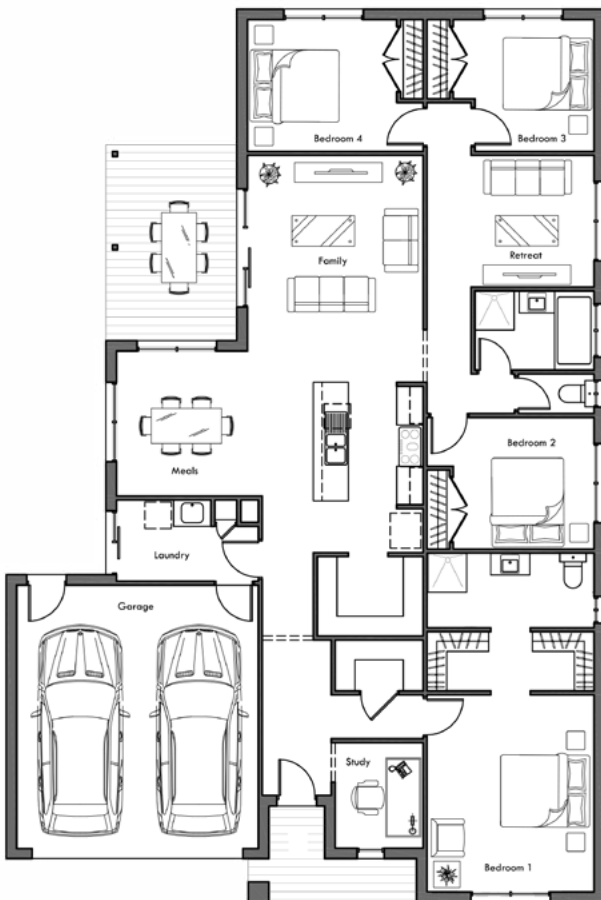
Lot 113  
Rosea Street,  
WARRAGUL  
(Lillifield Estate)


**Fixed Price House & Land**  
**\$678,400.00**  
**ALL ELECTRIC SYSTEMS**

**Land Details**

Lot Size : 576m2  
Price : \$309,900.00  
Title : August 2024

- Fixed priced site costs- conditions apply.
- 7 Star Energy Rating to all orientations.
- Brick infills above windows & doors up to 2700mm wide.
- Solar panels PV 3.96 kW & 3000W inverter.  
(Purchaser has the option to take the Solar Victoria Rebate of \$1,400.00 & interest free loan of an additional \$1,400.00(some conditions applicable to be eligible).
- Heating & Cooling System  
Actron Air Aires All Electric Unit
- Rinnai Enviroflow Heat Pump Electric Hot Water System.
- Technika 900mm Electric Cooktop 5 zone ceramic glass.
- Technika 900mm Electric under bench Oven choice of (2).
- Technika 900mm Under-mount Rangehood.
- Bellissimo by Technika 600mm Freestanding Dishwasher.
- Double Glazed Awning Windows and Sliding Doors.
- Colorbond Roofing, Fascia & Gutter.
- Eaves to front facade & 3m return to sides.
- 20mm Stone Benchtops to Kitchen, Ensuite & Bathroom.
- Floating laminate flooring to Entry/hallway, Walk in Pantry, Kitchen, Meals, Family and Rear hallway (design specific)
- Carpet to remainder of home.
- Ceramic floor tiles to wet areas with tiled skirting.
- Dulux paint 3 coat system.
- LED downlights.
- Pot drawers to Kitchen.
- Tiled shower bases.



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