



HOME & LAND  
**\$356,279**

# THE HEYWOOD

**LOT 139 COTTERDALE AVENUE  
AMBLEMEAD, MOUNT BARKER**



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**CUSTOM BUILT**  
NEW HOMES & RENOVATIONS



# THE DESIGN

The Heywood will inspire those searching for a versatile home on an easy-care allotment. Designed for the entertainer in all of us, the heart of the home showcases an open-plan kitchen, dining and living area which seamlessly opens up to an alfresco that will play host to many a barbecue or dinner party.

The modern master suite with walk-in robe and ensuite is luxuriously located at the front of the home. Two good-sized bedrooms will give the little ones (or big ones) a space to call their own.

Located in the picturesque Amblemead estate, the Heywood is a home for all families who value lifestyle, luxury and location.



## AREA SCHEDULE

Main Living	120.5m <sup>2</sup>
Garage	20.5m <sup>2</sup>
Portico	2.0m <sup>2</sup>
Alfresco	20.0m <sup>2</sup>
<b>TOTAL HOUSE</b>	<b>163.0m<sup>2</sup></b>
<b>TOTAL LAND</b>	<b>325m<sup>2</sup></b>
<b>FRONTAGE</b>	<b>10.0m</b>



# KEY FEATURES

- FREE INCLUSION - 20mm Mirostone benchtops to kitchen with Italian UV painted doors to kitchen (limited time)
- Floor coverings throughout
- Ducted reverse cycle airconditioning throughout
- Westinghouse appliance package
- Premium semi-frameless shower screens
- LED downlights to living areas, entry and hallway
- TV antenna and NBN provisions installed
- Larger cornices, architraves and skirtings
- Custom built-in cupboards and benchtop to laundry
- 3 x coat paint system
- 6 star energy efficiency rating
- Automatic panel lift sectional garage door
- Rinnai instantaneous hot water service
- Alfresco under main roof (paving excluded)
- Rinnai instantaneous hot water service
- Semi-commercial window and front door frames

## STANDARD INCLUSIONS

- 2.7m ceilings
- Colorbond 'True Oak Deep' roof sheeting
- Rainwater tank provisions
- Gainsborough G4 Series door lever sets
- Austral Bricks 'Urban One' range
- Overhead cupboards to kitchen with bulkhead over
- Enclosed garage under main roof
- 90mm timber frame walls
- Higher internal doors - 2340H





**CUSTOM BUILT NEW HOMES.  
A NEW WAY TO BUILD.  
A BETTER WAY TO LIVE.**

Custom Built New Homes and Renovations is a South Australian, family-owned company that has been building high quality designer homes since 2007. We remain committed to our ongoing goal of creating beautiful designer homes and positive client experiences.

By partnering with developments such as Amblemead, we are able to provide custom home and land solutions that are allotment-specific. This means that every detail of the home has been designed with the aspect, slope and environment in mind. Discover a new way to build and a better way to live with Custom Built New Homes and Amblemead.

**SALES AGENT**

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