



HOME & LAND
\$385,252

THE YORK MODERN

LOT 167 COTTERDALE AVENUE
AMBLEMEAD, MOUNT BARKER



(08) 8294 0255 | admin@custombuiltnewhomes.com.au
118 Mooringe Avenue, North Plympton, SA 5037
custombuiltnewhomes.com.au



CUSTOM BUILT
NEW HOMES & RENOVATIONS



THE DESIGN

The York Modern is as grand as it's namesake. Come home to the modern luxuries of single-storey living, where everything has a place and everyone has their space.

A sophisticated entry can double as a study area at the front of the home, while the rear of the home opens up to family-sized living, dining and kitchen area, complete with walk-in pantry and island bench.

With floor coverings, air-conditioning and a range of other modern features, The York Modern will be a home that every member of your family will love.



AREA SCHEDULE

Main Living	134.2m ²
Garage	35.1m ²
Portico	4.0m ²
Alfresco	13.5m ²
TOTAL HOUSE	186.8m²
TOTAL LAND	300m²
FRONTAGE	10.0m



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
- 2.0m high tiling to bathroom and ensuite
- 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)

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 & RENOVATIONS

**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

Annie Bauer
Connekt Urban Projects
0407 624 119
annie@connektup.com.au
www.amblemead.com.au

*Subject to availability. All plans are copyright. All images and plans shown are for illustrative purposes only. Floorplans will vary according to façade type and all sizes are approximate. Custom Built New Homes reserves the right to alter designs and pricing without notice. All prices are inclusive of GST, council approval and energy efficiency assessment. Conditions apply. E&OE. SA Builder's Licence BLD266307. ABN 14 603 728 490. RLA247093.



connekt