



Lot 22 Aquamarine Boulevard Hayborough (The Rise at Victor)

Located in what is set to become the best address on the Fleurieu Peninsula, this 3-bedroom villa home with sensational sea views is only a stone's throw from a fabulous focal park with a central state-of-the-art playground, this is your opportunity to purchase one of SA's best value display homes.

Price: \$399,950
Lease: 1 year plus 4 x 1 year options
Rental: 7% of purchase price (\$27,997 per annum based on \$399,950)
Furniture: Furniture included at no charge
Land area: 618sqm (approx)

Set and forget: Statesman Homes is responsible for garden maintenance, gas, electricity and water usage as well as all maintenance during the lease (refer to lease for details)

With the McLaren Vale wine region so close, and spectacular views to the ocean from the front of the home, this location will prove enviable as a future home. The innovative Brooklyn design cleverly features 2 living areas as well as three bedrooms with robe provision, including a master with ensuite and walk-in-robe, a functional three-way bathroom and spacious open-plan family and meals area. The "chef-friendly" kitchen provides plenty of cupboard and bench space and the central living area enjoys the advantage of natural light from both sides of the home - great for meeting unexpected guests. Complete with fully landscaped front and rear gardens with space for a boat or caravan, air conditioning, furniture, an alarm system, and within close proximity to local amenities, this home is a sound investment opportunity and perfect future family home.

Don't delay - this opportunity won't last!

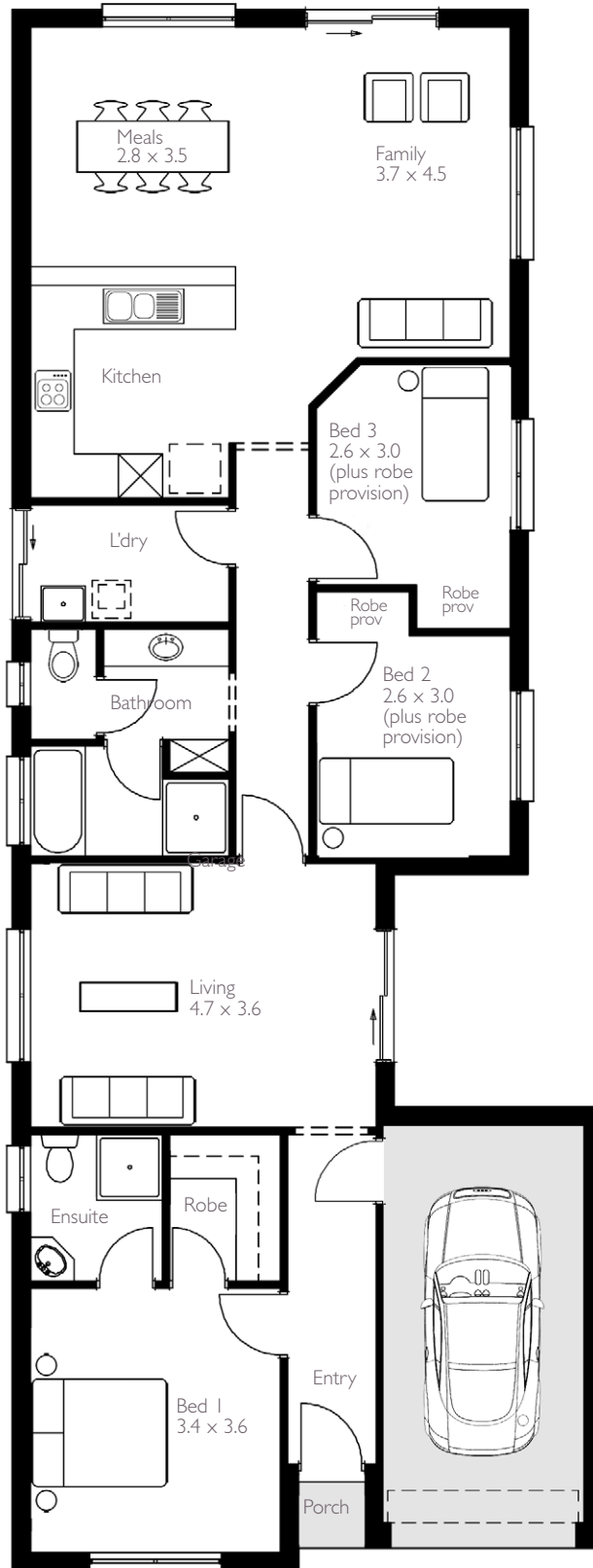


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Living Area: 129.08 sqm
 Porch: 0.82 sqm
 Garage: 18.00 sqm
 Total: 147.90 sqm (15.88 squares)
 Width: 8.00m (inc. single garage)
 Depth: 21.23m

This intelligent home has been specifically designed to make the most of a narrow block.

15.88 Squares



- VILLA
- 2 bathrooms
- 3 bedrooms
- 1 car garage
- 2 living

Note: there may be slight differences between the floorplan shown above and the actual home

