



Lot 87 Emerald Boulevard, Aldinga Beach

Statesman Homes best selling design, the flagship “Medindie” features high quality finishes and is built on prime land close to the sea and southern vales vineyards.

Price: \$435,000

Lease: 1 year plus 1 x 1 year extensions

Rental: 7% of purchase price (\$30,450 per annum based on \$435,000)

Furniture: Includes furniture, designed to complement the home featuring colour schemes by a professional interior designer, at no charge.

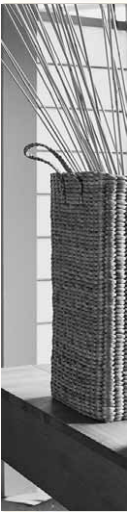
Set and forget: Statesman is responsible for garden maintenance, gas, electricity and water usage as well as all maintenance during the lease (refer to lease for details).

Offering exceptional value and stunning sun-filled rooms, this flagship 4-bedroom home includes lovely spaces for entertaining, private havens for retreat and an extremely functional layout - no detail has been forgotten. A separate hallway at the rear of the house clearly segregates zones for living and sleeping, while a games/home theatre area at the rear and a private retreat at the front offers plenty of separate areas for parents and children to relax in. Functional and practical touches like a convenient shopper's entry from the garage straight in to the kitchen as well as items like a corner pantry ensures that living is a breeze in the Medindie.

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



Living Area: 168.47 sqm
 Verandah: 3.90 sqm
 Garage: 35.10 sqm
 Total: 207.47 sqm (22.28 squares)
 Width: 15.70m (inc. double garage)
 Depth: 15.48m



- FAMILY
- 2 bathrooms
- 4 bedrooms
- 2 car garage
- 3 living

This home has it all! Lovely spaces for entertaining, private havens for retreat and a functional layout like a shopper's entry from the garage.

**22.28
Squares**



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