

# The Grange



**Price \$259,200**

**Lot 41 Seventh St, Murray Bridge**

- ✓ 3 Bedrooms, 1 Bathroom
- ✓ Enclosed single garage (Not a carport)
- ✓ 'H' class slab
- ✓ Homeguard termite protection
- ✓ Suplaco steel frame construction (backed by 50 years warranty)
- ✓ Brick veneer
- ✓ Rendered and painted finish on front elevation with bagged and painted finish on balance of elevations.
- ✓ Ceiling heights 2400mm
- ✓ Aluminium powder coated sliding windows and doors etc (inc. keylocks)
- ✓ Flyscreens fitted to all sliding windows
- ✓ Colorbond corrugated steel roofing/fascia/gutters
- ✓ Downpipes - Round PVC 75mm diameter with painted finish
- ✓ R1.5 insulation installed in external walls (not including Garage)
- ✓ R3.0 fibreglass insulation batts installed in ceilings (not including Garage / Porches / Patios etc.)
- ✓ Cornices - 90mm cove throughout
- ✓ Feature entry door - 1020mm wide
- ✓ Garage door –manual panellift door
- ✓ Hot water service – Rheem Integrity 26lt./min. instantaneous gas hot water system
- ✓ 1000lt zincalume rainwater tank mounted on stand with pump and float operated switching valve
- ✓ Wet area wall and floor tiling
- ✓ Quality stainless steel appliances (inc. gas cooktop and rangehood)
- ✓ Robes and linens fitted with laminate shelving
- ✓ Aqua deluxe semi-frameless pivot door shower screen
- ✓ Frameless polished edge mirror
- ✓ Carpet and tiles throughout (tiled porch included)
- ✓ Concrete perimeter paths/driveway
- ✓ Stormwater connection
- ✓ R/C split system airconditioners in bed 1 and family
- ✓ Mixer tapware throughout
- ✓ Kitchen overhead cupboards
- ✓ Trilock entry door furniture

**JAC** homes  
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