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# THE VALENCE

**LOT 20 CYPRESS GROVE  
GLENLEA, MOUNT BARKER**

3 BED 2 BATH 2 CAR

[custombuiltnewhomes.com.au](http://custombuiltnewhomes.com.au)





# STANDARD INCLUSIONS

The below inclusions are offered as standard when you build with Custom Built New Homes.

- FREE INCLUSION - Italian UV Painted Doors to Kitchen - for a LIMITED TIME
- 6 Star Energy Rating
- 2.7m Ceilings
- Larger Cornices, Architraves & Skirtings
- NBN Ready Provisions
- Soft Close Joinery
- Overhead Cupboards to Kitchen
- Custom Built-in Cupboards & Benchtop to Laundry
- 3 Coat Paint System
- True Oak Colorbond Roof & Colorbond Gutters
- Rainwater Tank Provisions
- Austral Bricks Premium Urban One Range
- Premium Semi-frameless Shower Screens
- Westinghouse Appliances
- Rinnai 26 Instantaneous Hot Water Service
- Gainsborough Door Lever Sets
- LED Downlights to Living Areas
- 90mm Timber Frame Walls
- Enclosed Garage Under Main Roof
- Panel Lift Garage Door (Standard Colour) in lieu of Roller Door
- Alfresco Area excluding Paving & Concrete
- Ducted Reverse Cycle Airconditioning Throughout
- Timber Laminate & Carpet Floor Coverings
- 20mm Mirostone Benchtops to Kitchen
- Upgrade External & Internal Door Head Heights to 2340H in Lieu of 2040H
- Supply & Install TV Antenna
- Tiling Upgrade to 2.1m High Tiling in Lieu of 1.2m



## THE DESIGN

The Valence is a 3 bedroom, 2 bathroom design that includes all of the modern features you would expect. Set on 601sqm of premium land in the Glenlea estate, The Valence is the perfect family home.

### FEATURES

- FREE INCLUSION - Italian UV painted doors to kitchen (for a limited time)
- Westinghouse appliances
- Timber laminate and carpet flooring
- 20mm Mirostone benchtops to kitchen
- Alfresco area (excluding paving & concrete)
- Ducted R/C Airconditioning throughout
- 2.7m high ceilings

### MEASUREMENTS

Main Living	141.5m <sup>2</sup>
Garage	37.3m <sup>2</sup>
Portico	3.0m <sup>2</sup>
Alfresco	23.2m <sup>2</sup>
<b>TOTAL HOUSE</b>	<b>205.0m<sup>2</sup></b>
<b>TOTAL LAND</b>	<b>601m<sup>2</sup></b>
<b>FRONTAGE</b>	<b>15.12m</b>

PRICE \$443,000

All images are for illustrative purposes only. Custom Built New Homes BLD 266307.