

FOR SALE



FROM  
\$931,070\* + gst

LOT AREA - 1005m<sup>2</sup>

## Lot 1072 By Shadforth Lythgo

### Key Features

- 476m<sup>2</sup> GFA (inc 81m<sup>2</sup> mezzanine floor)
- Tilt panel construction
- Roller doors 4.8m high
- PWD toilet
- LED energy efficient lighting
- 5Kw solar PV system
- 5000 Ltr water tank
- Fully landscaped
- 12 parking spaces
- Additional Mezzanine floor up to 143m<sup>2</sup> (optional)

\*Price is correct as at date of publication and is subject to change without notice or obligation. Subject to availability. Stockland is only responsible for the sale of the land. Price is based on the Builder's standard plans and specifications, standard inclusions and preferred building surveyor. Price does not include stamp duty, registration fees, additional costs that may be incurred under the Building Contract (eg due to delays in titling the lot) or any other incidental fees associated with the acquisition of land or building.



Colliers International  
Ben Flower  
E: ben.flower@colliers.com  
M: 0488 773 033

**Ray White.**

Ray White  
Michael Shadforth  
E: michael.shadforth@raywhite.com  
M: 0488 981 076