



## 103 Sage Court, MOUNT BARKER 5251

🚗 3 🏠 2 🚗 2 🏠 9.2m wide

📍 Turnkey

Starting at  
**\$994,950**

**House size**  
248.63 m<sup>2</sup>

**Lot size**  
322 m<sup>2</sup>



- Double Garage – 3 or 4 Beds
- Brick and Render External Walls – Lower
- Hebel & Render – Upper
- Master with Ensuite & WIR
- Façade – As per picture provided below.
- Alfresco under main roof with Tiles
- 2700mm Ceiling Height – Lower & Upper
- Upgraded 2.4m Front Door
- 2340mm Internal Doors
- Built in robes to beds 2 / 3
- Internal Insulation R2
- Upgraded Ceiling Insulation to R6
- Sub floor Insulation R4
- Stone 20mm Top to Kitchen Benches
- 900mm Oven / Cooktop / Rangehood
- Ducted Reverse Cycle Air Conditioning
- Carpet to Beds
- Timber Laminate to Living
- Overhead cupboards to Kitchen
- Downlights to Living Areas
- Site Works Allowance for H2 soil type – 200mm Above &

Conditions apply. Certain elevations may not match the particular floor plan published in this package and, as such, all floor plans and elevations are for illustration purposes only. Land subject to availability. We make no representation and, to the extent permissible at law, we disclaim all liability, as to the suitability of the land to build on, or the suitability of any house design, or otherwise. You must satisfy yourself of that by inspection, or by taking professional advice, or otherwise. Pricing is indicative only and based on standard costings. Price may vary depending on selections, engineering, council and utility requirements and adjustments to allowances. All packages subject to final council approval. Rivergum Homes Pty Ltd ABN 70 065 466 337. Rivergum Property Sales Pty Ltd RLA 331121. Building License BLD 113681. © 2024 Rivergum Homes.



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