



## House and Land Package



### Lot 412 Matthews Avenue

 3 + Study    2    2

Introducing Lot 412. Thoughtfully designed from the first step inside, this elegant coastal residence features high-end finishes, sleek lines, and premium materials, combining to create a sophisticated sense of warmth. With a layout that maximises natural light and space, every corner exudes contemporary charm.

The open-plan second floor is the heart of the home, seamlessly integrating a spacious kitchen, walk-in pantry, living, and dining area that extends to a generous balcony – perfect for entertaining family and friends while enjoying picturesque views of Karra Reserve. An additional powder room caters to guests. The primary bedroom offers a private sanctuary complete with a luxurious ensuite and walk-in robe, ensuring ample storage and comfort.

The lower floor boasts two well-appointed bedrooms, a versatile second entertaining space, and a dedicated study, making it an ideal space for family life or working from home. The main bathroom is a statement in style, while the functional laundry and double garage provide practical solutions to round out this remarkable property.

Lot 412 is not just a home; it's a harmonious blend of space, beauty, and comfort – an exceptional retreat for modern living.

For more information,  
contact a Seaton sales  
consultant on **1800 161 283**  
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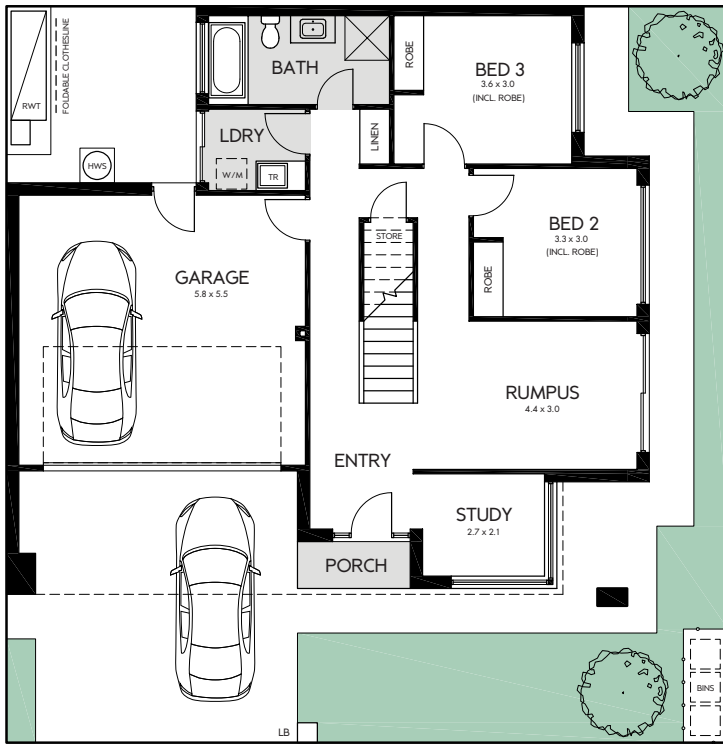
**Renewal SA**



Delivered by Renewal SA in partnership with the South Australian Housing Trust.

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### Lot 412 Matthews Avenue



GROUND FLOOR



FIRST FLOOR

A home packed with features including:

- Stone benchtops
- Ducted air conditioning
- Double glazing
- Internal roller blinds
- Black and stainless-steel appliances
- Custom-designed joinery throughout
- Timber laminate and plush carpets throughout
- Automatic, panel-lift garage door
- Built-in sliding robes to bedrooms
- Electric heat pump hot water system
- Choice of colour schemes, selections and upgrades available

AREAS	m2
LOT 412 SIZE	218.00
GROUND FLOOR	80.60
UPPER FLOOR	103.40
GARAGE	35.60
PORCH	2.20
BALCONY	21.50
TOTAL	243.30

Lot 412 floorplan as shown.