



## HOUSE & LAND PACKAGE \$874,100

LOT 1905 (#9) Cocoa Pass, ILUKA 6028



### HOUSE FEATURES

This contemporary narrow lot home offers upstairs Master Bedroom and Retreat with views over park.

- Separate Theatre
- Stone benchtops throughout.
- Reverse cycle Air Conditioning.
- Smeg Appliances
- Quality fixtures & fittings
- 25 Year Structural Guarantee

### LAND DETAILS

Enjoy the relaxed coastal living in Iluka. Walking distance to beachside cafes and stunning coastal walk. Rare opportunity.

- Sitework allowance included.
- Stamp Duty and Settlement Fee Allowance included.

### ABOUT NOVUS HOMES

As a luxury home builder we're committed to delivering homes that epitomise the very best that life has to offer. It always has been, ever since our business began back in 1993. Since then we have built hundreds of custom designed homes and are now proud to be known as one of the best, and most awarded, builders in Perth.

### CONTACT

**Greg & Melanie Coddington**

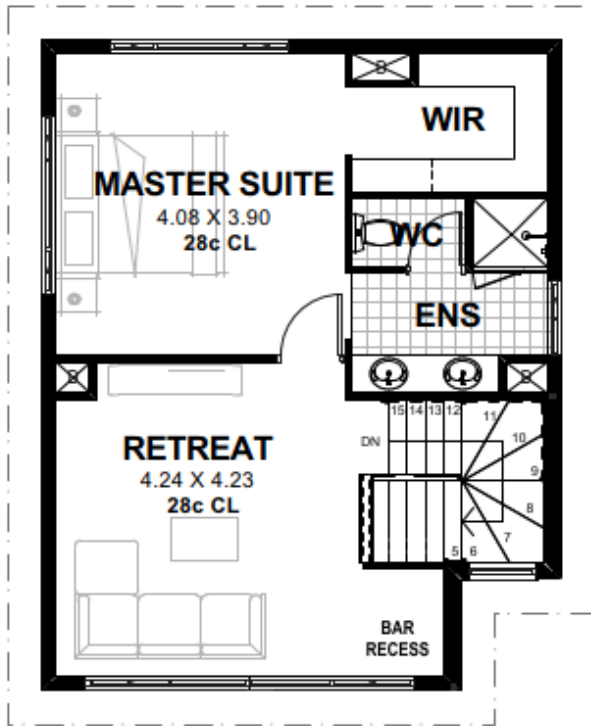
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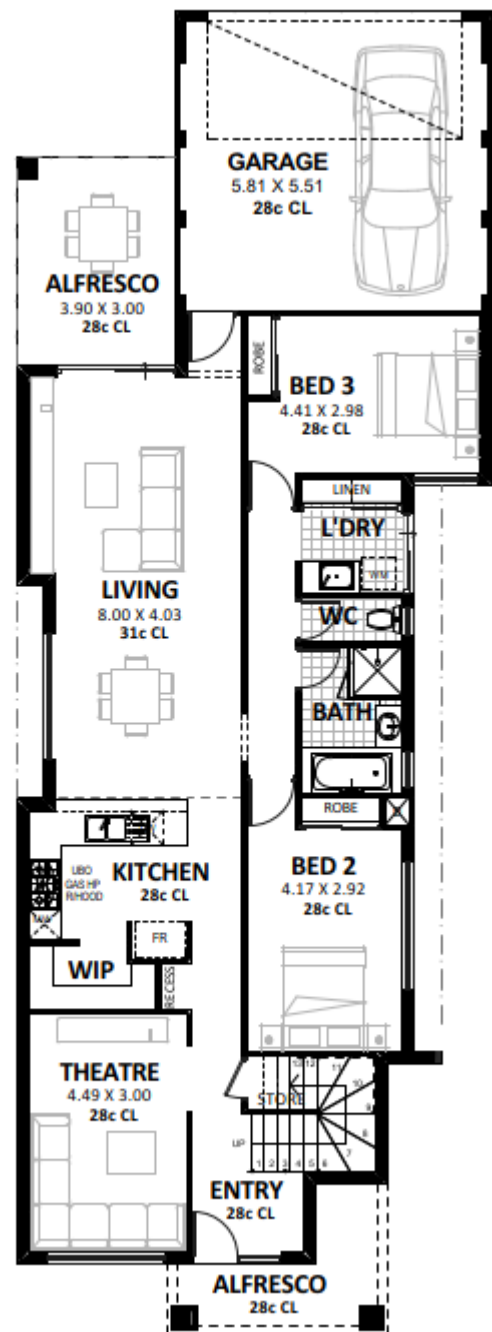


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UPPER FLOOR



GROUND FLOOR



## THE DELGADO

SUITABLE FOR 10 METRE REAR LANE LOT

### HOW IT MEASURES UP

Frontage	8.99m
Depth	24.94m
<b>Area – Ground Floor</b>	
Living	130.92m <sup>2</sup>
Garage	34.08m <sup>2</sup>
Alfresco	11.70m <sup>2</sup>
Portico	6.95m <sup>2</sup>
<b>Total – Ground Floor</b>	<b>183.65m<sup>2</sup></b>



<b>Area – Upper Floor</b>	
Living	59.51m <sup>2</sup>
<b>Total – Upper Floor</b>	<b>59.51m<sup>2</sup></b>
<b>GRAND TOTAL</b>	<b>243.16m<sup>2</sup></b>