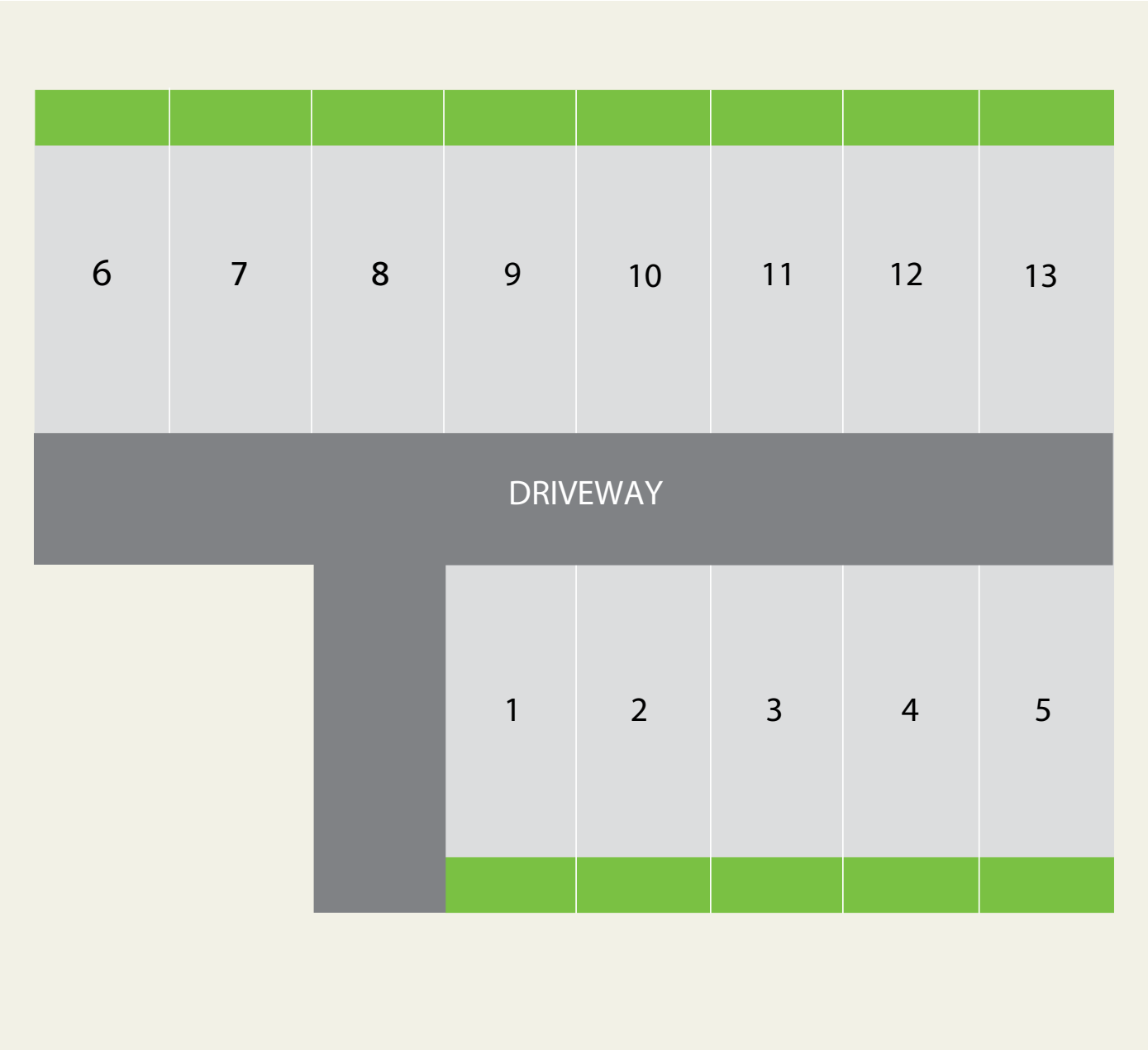




rivergum  
homes

# SITE PLAN



**EAST ON** **Q**  
60 MONTACUTE ROAD

60 Montacute Road Hectorville South Australia

## 13 TERRACE HOMES

**Front row:** Private front and rear garden, rear entry single carport

**Back row:** Front entry, single garage and rear garden

# FINISHES & INCLUSIONS



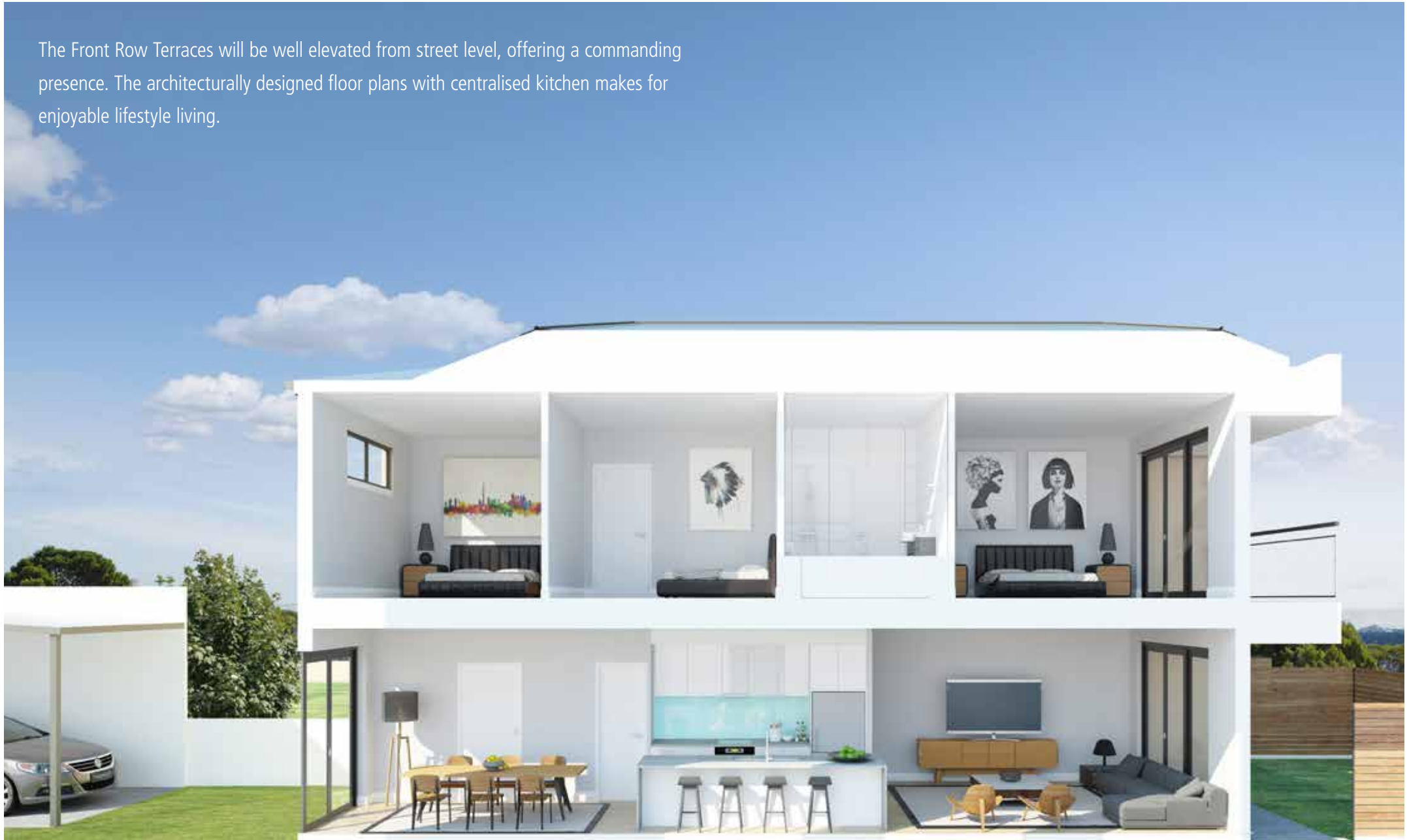
## FULL TURNKEY PRODUCTS

ready to move in or rent out

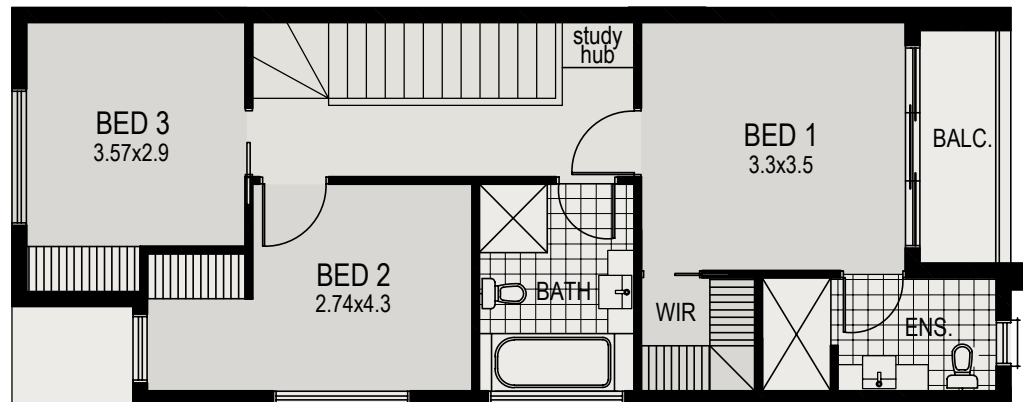
- Fixed price contract
- Quality tiling to main bathroom and ensuite
- Insulation to external walls and ceilings
- European stainless steel kitchen appliances including dishwasher
- Energy efficient LED lighting throughout
- 6 Star energy rated homes
- Full perimeter fencing to all boundaries
- Window locks throughout
- 2.7m lower and upper ceiling heights
- 2.4m sliding/internal and external doors throughout
- Electric remote roller doors to garage and carport
- Instantaneous hot water system

# FRONT ROW

The Front Row Terraces will be well elevated from street level, offering a commanding presence. The architecturally designed floor plans with centralised kitchen makes for enjoyable lifestyle living.



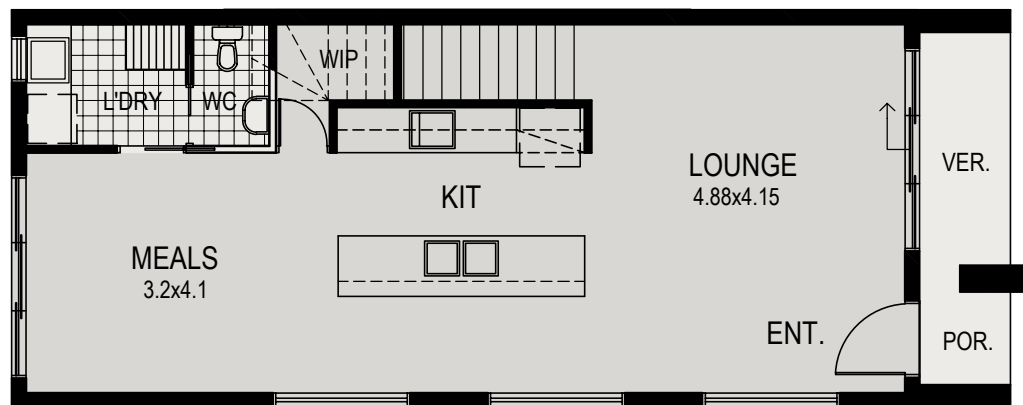
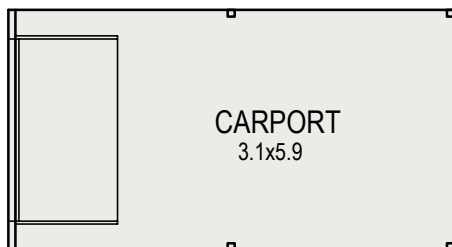
# FRONT ROW



UPPER FLOOR

## GROUND LEVEL

- Designer Kitchen with Caesarstone benchtops
- Walk-in pantry
- Stainless steel European appliances
- Separate dining and lounge rooms
- Cleverly located, spacious laundry with w/c
- 12mm laminated designer floorboards
- Ducted reverse cycle air-conditioning
- Stunning fixtures and fittings



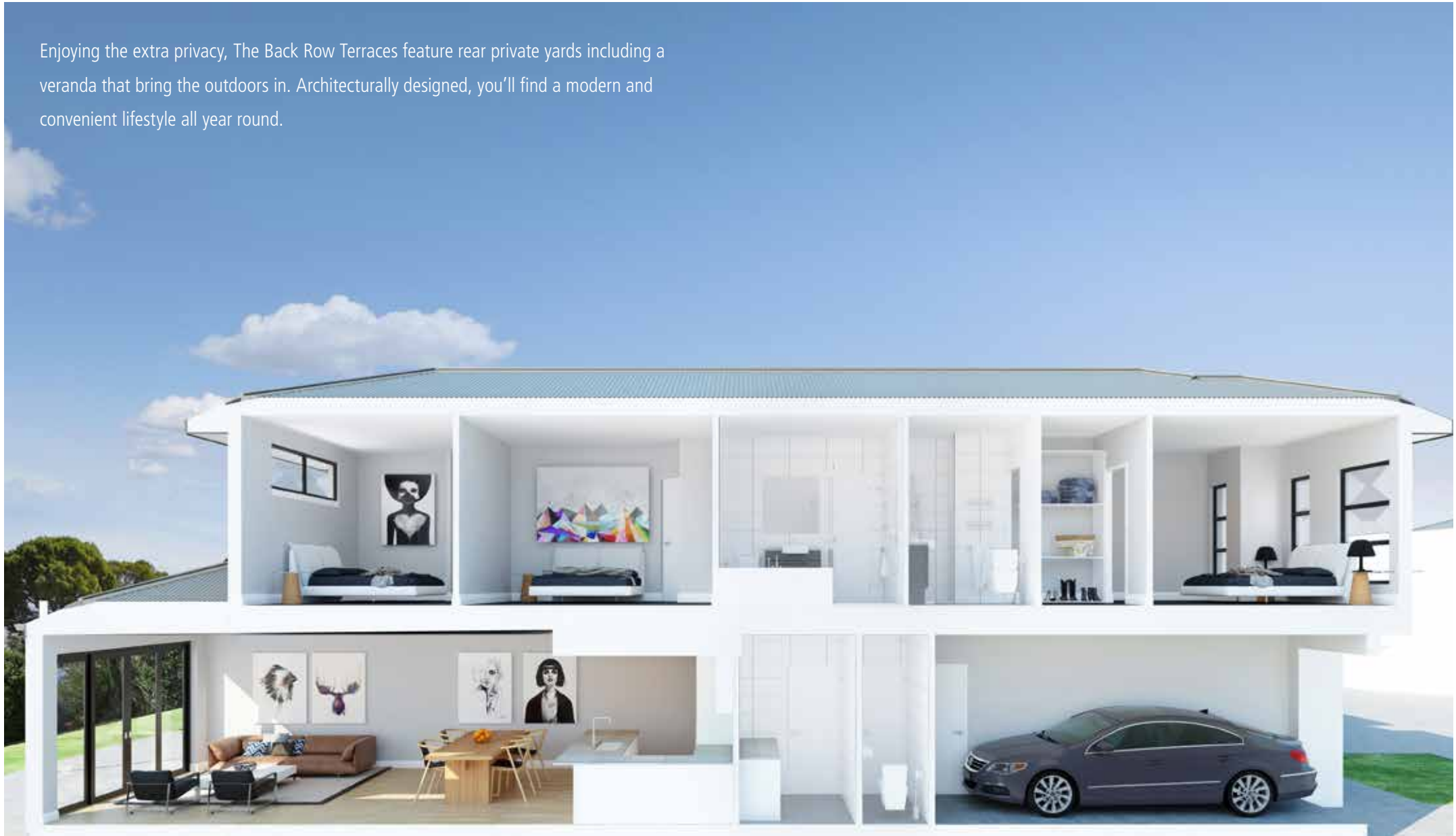
LOWER FLOOR

## UPPER LEVEL

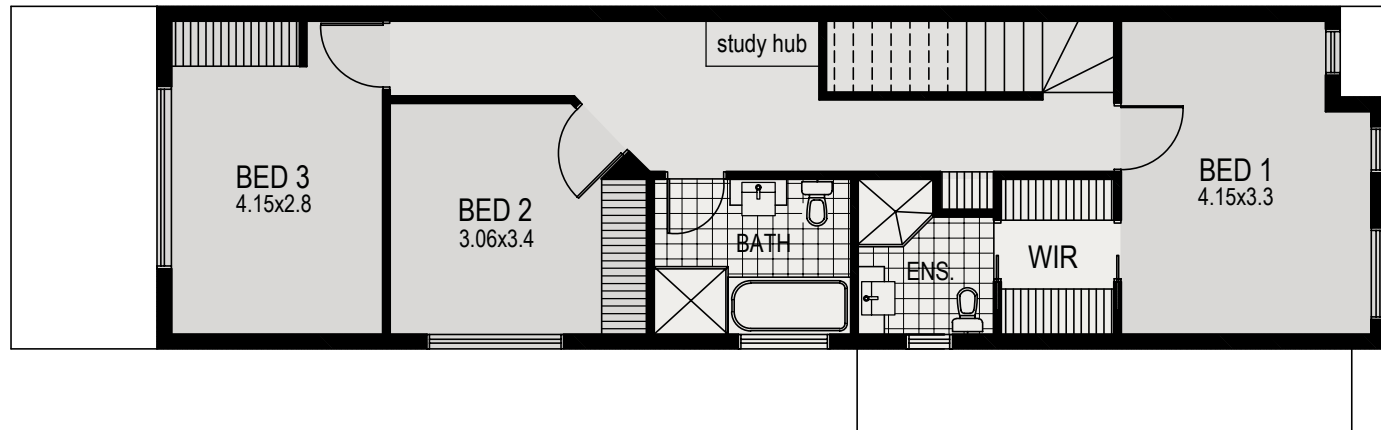
- Master suite with walk-in robe and spacious ensuite with quality tiling
- Sliding doors opening onto balcony from master suites
- Quality carpets
- Built-in robes in bedrooms 2 and 3
- Convenient study hub
- Separate bathroom with full designer tapware

# BACK ROW

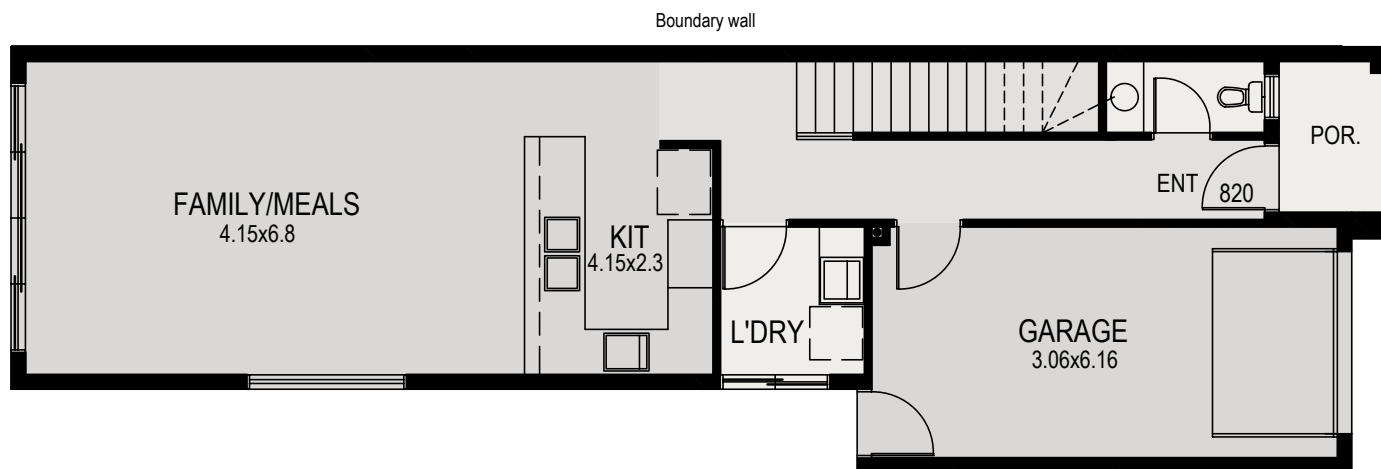
Enjoying the extra privacy, The Back Row Terraces feature rear private yards including a veranda that bring the outdoors in. Architecturally designed, you'll find a modern and convenient lifestyle all year round.



# BACK ROW



UPPER FLOOR



LOWER FLOOR

## GROUND LEVEL

- Designer Kitchen with Caesarstone benchtops, walk-in pantry and stainless steel appliances
- Open family room and meals that lead onto the outdoor entertaining area
- Single garage with electric roller door
- Separate laundry and 2.5 bathrooms
- 12mm laminated designer floorboards
- Grand entry
- Ducted reverse cycle air-conditioning

## UPPER LEVEL

- Enormous master suite with his and her walk in robe
- Quality carpets
- Built-in robes to bedrooms 2 and 3 and a linen cupboard
- Convenient study hub
- Separate bathroom with full designer tapware

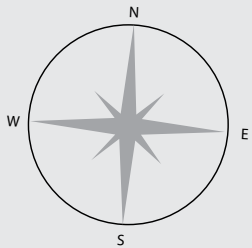


## THE 10 MINUTE LOCATION

Within 10 minutes of our ever changing City landscape, North Adelaide's bustling restaurant scene, Norwood's thriving alfresco culture and Burnside Village's boutique shopping.







15 mins to Tea Tree Plaza



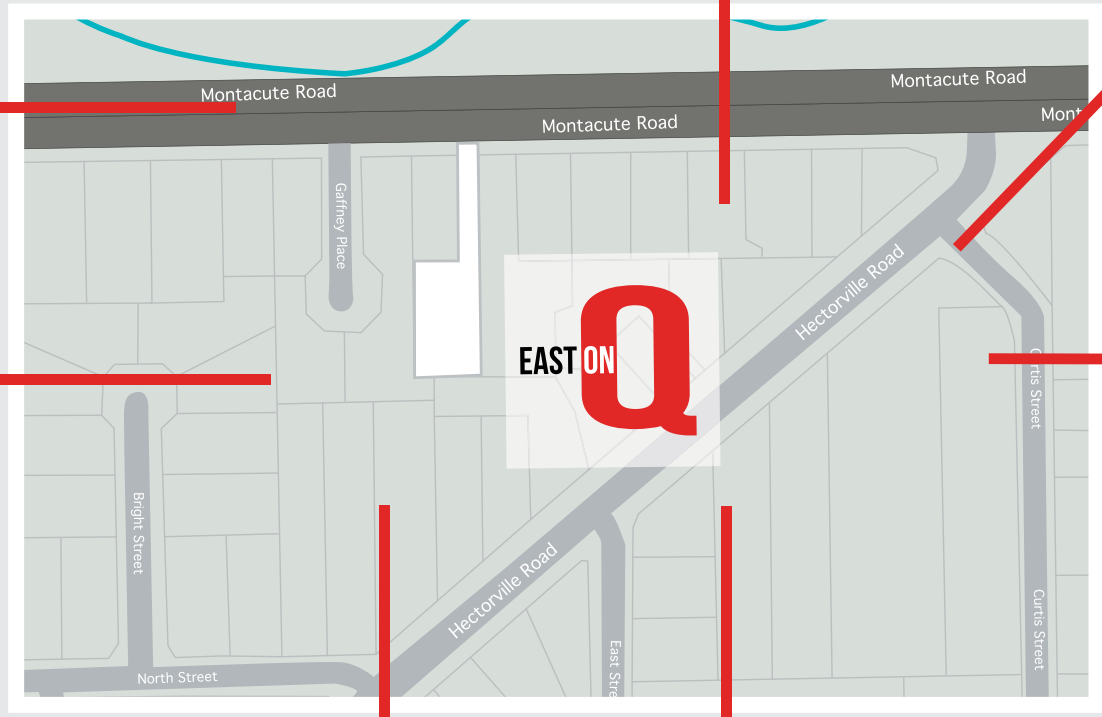
5 mins to local shopping



2 mins to local restaurants/cafes



15 mins to North Adelaide



5 mins to Morialta Falls



5 mins to Norwood



10 mins to Burnside Village



**EAST ON**  
**Q**  
60 MONTACUTE ROAD

**rivergum**  
homes

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**21** YEARS  
OF BUILDING  
EXCELLENCE

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