

# 12 x 30 Lochside Drive (NOVO), West Lakes, SA 5021



## House For Sale

Wednesday, 1 May 2024

12 x 30 Lochside Drive (NOVO), West Lakes, SA 5021

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 360 m2**

**Type: House**



Ron Andrews

0423070148

**\$1,123,300**

Price includes; •3-bedroom home with robes. •Double garage with Auto Panel lift. •Ensuite, walk-in robe to Bedroom 1 •Open Plan living areas. •Front elevation with Tiled portico. •Ducted R/C Air Conditioning. •Additional siteworks and footings allowance •Carpet to Bedrooms, Laminate to living. •Truecore steel frame by Bluescope' •Pantry •Land Price Included. •Ample Storage •Stone to the Benches. •Tiling to the ceiling in wet areas. •Other Options of Plans to fit this Lot. •FORMAT full turnkey Price \$1,164,200. Format provides many more features as standard so you have a new home you can be proud of, including: •2700mm ceilings •2340mm high doors •Smeg kitchen appliances •1200mm high tiling to bathroom & ensuite •Semi- frameless shower screens •90mm cornices •3-in-1 light, fan & heater to bathroom and ensuite •Rinnai Infinity Hot Water Service •Insulation to the ceiling, external walls and wet areas •Fibre optics to the home •Termimesh to Boundary Walls •Natural grey mortar •Rotary Roof vent included •Ceilings lined with Span 600 or equivalent •Fly screens to aluminium windows •Lockwood Manor Series Privacy Latches to Bathroom / Ensuite and W.C.'s •Choice of 'D' or 'OG' profile gutters •Laminated backs to exposed Kitchen Cupboards •Lever Action tapware •Alder 'Alto' bracket showerhead with flexible hose and rail •Dishwasher provision included •Up to 2 television points •Sufficient sewer drains to meet requirements of home with an additional 10 metres allowed from home to sewer connection point. \*Conditions apply. Certain elevations may not match the particular floor plan published in this package, as such all floor plans and elevations are for illustration purposes only. Note: Plans and photographs are indicative only E.&OE - Prices may vary depending on selections, engineering, council and utility requirements and adjustments to allowances. All packages are subject to final Council or Developer approval. The land referred to in this House & Land Package is not owned by Format Homes. Format Homes makes no representation about the suitability of the land to build on or otherwise. You must satisfy yourself of that by inspection or by taking professional advice. Land subject to availability. Land component sale by NOVO West Lakes R.E. RLA: 250493