

**22 Ballara Av, Warradale, SA 5046**



**House For Sale**

Wednesday, 10 April 2024

22 Ballara Av, Warradale, SA 5046

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 383 m2**

**Type: House**



Daniel Khammash

0401503533

**\$1,019,000**

The Springbank 32 Design. This house & land package with all internal turnkey options. The design incorporates the following: "Large Single Garage 3 Beds" "Master with Ensuite & WIR" "Upgraded Façade" "Alfresco under main roof with Tiles" "2700mm Ceiling Height" "Upgraded 2.4m Front Door" "Built in robes to beds 2 / 3 / 4" "Internal Insulation R2" "Stone 20mm Top to Kitchen Benches" "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 & 700mm Deep Footings. Build - \$450,000 Land - \$569,000 Disclaimer - Photographs or images are for illustration purposes only. Price may vary depending on design & selections, engineering, council, and service requirements. All packages subject to final council approval and SA Planning Code. Pricing is subject to change, dependent on site start timeframes and land access availability. The land referred to in this package is not owned by Rivergum Homes Pty Ltd. BLD GL113681. RLA Private Vendor.