

# 22 Ballara Avenue, Warradale, SA 5046

## House For Sale

Thursday, 18 April 2024

22 Ballara Avenue, Warradale, SA 5046

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 390 m2**

**Type: House**



Madison Marcelis

0437491916

**\$894,097\***

If you have any questions please don't hesitate to get in touch with Building Consultant, Madison Marcelis – 0437 491 916 – [madison.marcelis@weeks.com.au](mailto:madison.marcelis@weeks.com.au)\*Please note this home is yet to be constructed, it is not built or under construction. The pricing includes our Signature Home Finish Package Promotion complete with:- 2700 high ceilings – 2400mm high entry door – 2400mm high panel lift garage door – Ducted reverse cycle air-conditioner – Supply and install of carpet to bedrooms & WIR – Supply and install of timber laminate flooring to remainder please copy & paste the below link for the signature

[brochurehttps://xplora.nxtbg.com.au/weeks-homes-signature-home-finish-package/full-view.html](https://xplora.nxtbg.com.au/weeks-homes-signature-home-finish-package/full-view.html)At Weeks Homes our Standard Inclusions go above and beyond. The pricing also includes: - Supaloc steel frames - Base footing allowance - Kitchen, bathroom & laundry Joinery - Fisher & Paykel stainless steel appliances - R2.0 Insulation to external walls - R5.0 Insulation to ceilings (including garage) - Colorbond roof, gutters, & fascias - 25 degree roof pitch - Instantaneous gas hot water service - Panel-lift garage door with remote control - Iconic light switches - 450mm x 450mm tiles to wet areas - Built-in robes - Stormwater allowance - Temporary fencing during the build - Full working drawings - Full council approval - Energy efficiency report - Engineers full construction report - Homeowners warranty insurance For a complete overview of our inclusions please copy & paste the link below.

<https://xplora.nxtbg.com.au/weeks-homes-next-gen-inclusions/full-view.html>NEED FINANCE ADVICE? Think you can't afford to build? - Take advantage of our independent finance group. Our independent advisors can help determine how much you can borrow and how much it will cost per week. A simple phone call or email will help you see how easy it is to own your own home. REA Terms and Conditions Conditions apply to all packages: Individual legal contracts apply for both the home and the land (land contract to be issued by the Vendor) and is subject to availability. House price includes GST. The price does not include additional legal fees relating to the building and/or land contract, stamp duty and registration fees which includes transfer, change of ownership fees or any other relevant charges to the acquisition of land. The land referred to in this package is not owned by Weeks Homes, we make no representation about the suitability to build on or other. You must satisfy yourself of that by inspection or by taking professional advice or otherwise. Images shown may depict fixtures, finishes and features not supplied by Weeks Homes such as alfresco decking, internal and external fireplaces, window and household furnishings and landscaping and published prices do not include the supply of these items. Images may also depict upgraded, optional variations to the house (such as pendant and down lights) which incur additional variation charges. Package prices are based on standard site costs/ Energy efficiency /work cover requirements. House cost is subject to statutory authority final approval. Price may vary depending on selections, engineering and council requirements, and increased allowances. The land must be free of contaminants with a maximum variance of 600mm in contour and the finished floor level not exceeding 300mm above the natural ground level. ^Fixed price footing and slab construction Fixed price footings in Quotation Tenders are applicable to sites up to a H1 class soil classification & only in Weeks Homes nominated fixed price estates. Fixed price footings & earthworks will be calculated on all sites upon receipt of Engineer's Preliminary Report. Fixed pricing relating to footings may be affected by unforeseen circumstances and hidden site conditions unknown to us. In order to avoid variations due to additional challenges your land presents, it is important for you as the owner to learn as much about your land as possible and share that information with Weeks Homes. For more detailed home pricing, including details about the standard inclusions for the house and charges for optional variations, please talk to one of our consultants. Specific details, pricing and dimensions will be included in your contract. All plans are copyright and no part may be reproduced or copied without prior consent from Weeks Homes ACN 008 087 278. For full details regarding the terms and conditions associated with this house and land package refer to [weeks.com.au/terms-and-conditions](https://www.weeks.com.au/terms-and-conditions)