

# Address available on request, Novar Gardens, SA 5040



## House For Sale

Tuesday, 28 May 2024

Address available on request, Novar Gardens, SA 5040

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 336 m2

Type: House



Adelaide Building Consulting  
0883408650

**\$864,300 - \$883,621\***

This house and land package is to be constructed. Custom designs at NO EXTRA cost, with these valuable turnkey package items: STRUCTURAL - 2.55m Ceilings Steel Frames Ceiling, External and Internal Wall Insulation EXTERNAL - Concrete Driveways and Paths Stormwater Connections Landscaping to Front and Rear yard 1000L Rainwater Tank Instantaneous Gas Hot Water System Letterbox and Clothesline INTERNAL - Block Out Blinds to All Windows Ducted Reverse Cycle A/C Built in Robes to Bedrooms, Walk in Robe to Main Bedroom Dishwasher 600mm Appliances Overhead Cabinets to Kitchen and Laundry ADDITIONAL BENEFITS: N.B. N Connection 6 Star Rating Assessment Site Works and Footings Allowance Above Builders Standard 3 Month Maintenance Period 25 Year Structural Guarantee! NEED FINANCE ADVICE? Worried that you may not be able to build? Our independent advisors can help determine how much you can borrow and the costs associated per week — all FREE of charge. \*Conditions apply. Certain elevations may not match the particular floor plan published in this package and, as such, all floor plans and elevations are for illustration purposes only. Land subject to availability. We make no representation and, to the extent permissible at law, disclaim all liability, as to suitability of the land to build on, or the suitability of any house design, or otherwise. You must satisfy yourself by inspection, or by taking professional advice, or otherwise. The pricing in this advertisement is indicative only and based on standard costings. Price may vary depending on selections, engineering, council and utility requirements and adjustments to allowances. All packages subject to final council approval. Disclaimer: Please note that some areas may have higher site works costings. Please discuss with our consultants.