

46 Riverside Avenue, Allenby Gardens, SA, 5009

Hickinbotham

Development Site For Sale

Sunday, 8 September 2024

46 Riverside Avenue, Allenby Gardens, SA, 5009

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Development Site

46 Riverside Avenue, Riverside, Allenby Gardens

This house & land package is to be constructed.

Included in this house and land package, you will also find:

Turn Key Package:

2 Storey Home

FIXED PRICE FOOTINGS

Reverse Cycle Air-conditioning

2.7m High Ceilings to both floors

Alfresco under the main roof with steel posts

3 Coat paint

90mm Cove Cornice

Floor to ceiling tiling to ensuite and main bathroom (shower section)

Carpet to first floor and stair case

Timber laminate to ground floor

Ledge to ensuite and main shower

Recessed kickers to vanities in main bathroom and ensuite

Downlights throughout

Sensor lights to pantry, garage and entry

Pendant light provisions above kitchen island bench

Fan provisions to bedrooms

20mm solid surface benchtop to kitchen in lieu of standard

Pot drawers (as per individual plans)

Kitchen bin with pull out drawer (as per individual plans)

LED strip lighting to cooktop run

Soft close runners to kitchen, laundry, bathroom and ensuite drawers

Clark Polar double bowl (undermount) kitchen sink in lieu of standard

Three HWS temperature controllers

2340mm high feature Hume HMC1 internal painted doors in lieu of standard

Rainwater Tank

Insulation throughout

Whirly Bird

Front Land scaping

Driveways Aggregate concrete

Rear Paving to backyard Perimeter

Double Garage with single panel lift door

Cabinetry to Laundry

Built in robes to bedrooms

Overhead cupboards to kitchen

Walk in pantry with 4x shelves

Balcony with concrete and tiles

2340mm H front door and internal doors

*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, we disclaim all liability, as to the suitability of the land to build on, or the suitability of any house design, or otherwise. You must satisfy yourself of that by inspection, or by taking professional advice, or otherwise.

Pricing 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. Alan Hickinbotham Pty Ltd ABN 13 007 567 222, RLA 230557. Construction Services Australia Pty Ltd ABN 99 007 641 787, Building Licence G8969.