

Lot 102 New Road, Nuriootpa, SA, 5355

Hickinbotham

Development Site For Sale

Saturday, 10 August 2024

Lot 102 New Road, Nuriootpa, SA, 5355

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Development Site

102 New Road, Nuriootpa

This house & land package is to be constructed.

Featuring plenty of storage for the whole family, the Granada Alfresco design is perfect for a growing family.

The large master bedroom suite to the left of the entry features a private ensuite and his and hers walk-in robe. The other two good-sized bedrooms both feature built-in robes and are serviced by a second bathroom with a separate toilet and vanity for convenience during the morning rush.

The centralised kitchen with designer island bench also has a huge walk-in pantry and overlooks the family and dining areas. Large glass sliding doors open up onto the alfresco entertaining area perfect for summer barbeques and family get-togethers.

The home also features a second private living area, perfect to use as a home office, or can be converted to a fourth bedroom.

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

2700mm high ceilings

Double Garage with automatic single span panel lift door

Kitchen upgrades including 900mm appliances, FREE dishwasher, solid surface benchtops and MORE

Walk in pantry with shelving

Flooring included to all areas inside of home

Energy efficient ducted and zoned reverse cycle air conditioning (Heating and Cooling)

Complete laundry joinery included

Insulation throughout including R6.0 ceiling insulation, internal & external walls included as well for highest energy efficiency.

Generous site works and footings allowances

All encumbrance items included

Walk-in robe and ensuite to the master bedroom, built-in wardrobes to all remaining bedrooms

In-house finance available with access to over 40 lenders

Colourbond roof, fascias and gutters

25 year structural guarantee

OFFER includes free upgrades and discounts for a limited time only

Like a different design? Packages can be modified to your liking!

More house & land packages also available, please enquire with Tish Hirani 0438 808 198

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