

**Lot 120 Kalimna Road, Nuriootpa, SA, 5355**

**Hickinbotham**

**Development Site For Sale**

Saturday, 10 August 2024

Lot 120 Kalimna Road, Nuriootpa, SA, 5355

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: Development Site**



Joanne Caruso

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## 120 Kalimna Grove, Nuriootpa

This house & land package is to be constructed.

We invited internationally recognised and award-winning Adelaide architect Max Pritchard to design this beautiful home.

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

### HOUSE AND LAND PACKAGE

#### CHOICE OF ELEVATION

#### IN-HOUSE FINANCE AVAILABLE

Double Garage with panel lift door and remote

2.7m ceilings

Kitchen upgrades including FREE dishwasher

Laundry cabinetry included

Carpet and Timber Laminate Flooring Included

Facade allowance included

Tiled wet areas and carpet and timber laminate to remainder

Instantaneous hot water system

Ducted reverse cycle heating & cooling air conditioning

Generous footings and site works estimate included

Travel fee and sewer allowances included

Insulation to entire home for highest energy efficiency

Colorbond roof, fascias and gutters

25 year structural guarantee and 3 month maintenance period.

**\*\*OFFER includes free upgrades and discounts for a limited time only\*\***

\*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.