

Lot 125 New Road, Nuriootpa, SA, 5355

Hickinbotham

Development Site For Sale

Saturday, 10 August 2024

Lot 125 New Road, Nuriootpa, SA, 5355

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: Development Site

125 New Road, Nuriootpa

This house & land package is to be constructed.

The Birchwood is the perfect family home and packed with plenty of practical features!

On the left as you walk into this beautiful home is the main bedroom which features a tremendous walk in robe and ensuite for maximum convenience and comfort, it is separated from the rest of the bedrooms to enhance privacy.

On the right of the entrance hall way is a spacious, comfortable living area, which would be ideal for a home theatre.

Continuing down to the end of the hall you approach the huge family and meals area that is perfect for entertaining or feeding a hungry family.

The large kitchen has plenty of bench space and is open to the rest of the room so the chef is still part of the action in the meals and family area. The walk-in pantry is a key feature of the kitchen with a shopper's entry from the garage to make bringing in groceries easier.

A games room/rumpus is situated just off the main meals area and makes this house very practical indeed.

The remainder of the three rooms all feature their own robes and the area is serviced by a centrally located bathroom and laundry.

There is also a decent sized workshop under the main roof perfect for the home handyman.

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