

# 30, Lot 150 & 151 Northey Court, Henley Beach, SA 5022



## House For Sale

Tuesday, 2 July 2024

30, Lot 150 & 151 Northey Court, Henley Beach, SA 5022

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 350 m2

Type: House



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## \$2.05m

Metricon are Australia's No.1 home builder eight years running. We achieved this by constantly delighting our customers with homes that are better designed, built to the highest possible quality standards, independently inspected and are backed by our Lifetime Structural Guarantee<sup>^</sup>. In South Australia, Metricon has been awarded the HIA Professional Major Builder award nine times and MBA Display Home Builder award eight times. Our Designer by Metricon range delivers beautiful, expansive light-filled spaces and luxury inclusions at incredible value. Designed for the modern Australian lifestyle, our award-winning homes showcase the best in contemporary design and liveability. We know that personalising your home to suit your own style is one of the most exciting things about building your new home. That's why our dedicated team of interior design experts at Studio M, our Selections and Inspiration Centre, will help guide you through the range of beautiful fixtures and fittings, colour selections and design choices for your home.

**\$2.05m Land - \$1.1m Build - \$950k** This Metricon home and land package includes the following impressive list of standard inclusions:

- Designer Standard Inclusion
- Choice of façade – Stamford or Pacific
- Footings Allowance
- 3 Phase Power and required services.
- Stormwater
- 3.0m Ceiling Heights Ground / 2.7m Ceiling Heights First Floor
- 2340mm High internal doors throughout
- 2400mm High external doors
- 1200mm Wide Pivot Door to Front Entry
- Fujitsu Ducted heating and Cooling
- Engineered timber floor to ground floor / Category 5 carpet to First Floor
- Double Glazing to all doors and windows
- Hebel to subfloor
- R6.0 Insulation to Ceiling & R2.5 insulation to Internal and External walls
- Aggregate Concrete Paths and Driveway
- Category 1 Floor to ceiling tiles to all wet areas
- Shower Niche/Recess to all showers
- Category 1 stone composite benchtops to all Vanities and Benchtops
- \*Allowance\* to upgrade Butler's Pantry (\$10k)
- \*Allowance\* to fit out Laundry (\$6k)
- \*Allowance\* to upgrade staircase (\$25k)
- Downlights throughout
- Ceiling Fans to Bedrooms
- \*Allowance\* to upgrade standard electrical (\$10k)
- Category 1 Floor tiling to Portico & Outdoor Room

If this particular package or home doesn't suit you, please contact us for a free consultation and we'll help you find the right home. Please note: Metricon does not supply land. Package price and land availability is correct at time of publication and is subject to change without notice. Package price includes the Designer by Metricon standard specification and price may vary depending on selections and additional inclusions. For full list of detailed inclusions please speak to a Sales Consultant. Package price excludes external lighting, landscaping, stamp duty on land, legal fees and conveyancing costs. Typical Site cost allowance is included in the price. Additional site cost may apply if site survey and soil tests indicate footings and site works different to those expected for the location. Home design may be subject to Developer approval. Floor plan is a representation of an Aspire facade unless otherwise stated. Metricon reserves the right to alter the images or descriptions without notice, land prices and availability are subject to change without notice. All home and land packages are subject to council and developer approval. Builder: Metricon Homes Pty Ltd Builders Licence no: BLD231776. \*HIA-Colorbond® Steel Top 100 Report 2016/17/18/19/20/21/22. <sup>^</sup>The Guarantee applies to all new home building contracts signed after 1 January 2019 and is subject to the terms and conditions of the Guarantee which can be found at [metricon.com.au/terms-conditions](http://metricon.com.au/terms-conditions). Metricon Homes Pty Ltd Builders Licence no: BLD231776.