

30A Ratcliffe Road, Aldinga Beach, SA 5173



House For Sale

Sunday, 23 June 2024

30A Ratcliffe Road, Aldinga Beach, SA 5173

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 363 m2

Type: House



Suzanne Pargaliti

\$695,000

Aldinga Beach a stunning coastal town home to sandy white beaches, main street precinct with shopping, cafes, a brewery and wellness studios. Format Homes presents this House and Land Package for construction: Note: Based on the Ledger design but can be modified. Price includes: • 3-bedroom home with robes. • Ensuite, walk-in robe to Bedroom 1 • 2 living areas • Tiled porch • Ducted R/C Air Conditioning • Additional siteworks and footings allowance • Timber Laminate & Carpet flooring • Truecore steel frame by Bluescope • Block of land • Format Homes' industry-leading inclusions. (See below) Format provides many more features as standard so you have a new home you can be proud of, including: • 2700mm ceilings • 2340mm high doors • Smeg kitchen appliances • 1200mm high tiling to bathroom & ensuite • Semi-frameless shower screens • 90mm cornices • 3-in-1 light, fan & heater to bathroom and ensuite • Rinnai Infinity Hot Water Service • Insulation to the ceiling, external walls and wet areas • Fibre optics to the home • Termimesh to Boundary Walls • Brighton Lite or Natural grey mortar • Rotary Roof vent included • Ceilings lined with Span 600 or equivalent • Fly screens to aluminium windows • Lockwood Manor Series Privacy Latches to Bathroom / Ensuite and W.C.'s • Choice of 'D' or 'OG' profile gutters • Laminated backs to exposed Kitchen Cupboards • Lever Action tapware • Alder 'Alto' bracket showerhead with flexible hose and rail • Dishwasher provision included • Up to 2 television points • Sufficient sewer drains to meet requirements of home with an additional 10 metres allowed from home to sewer connection point. *Conditions apply. Certain elevations may not match the particular floor plan published in this package, as such all floor plans and elevations are for illustration purposes only. Note: Plans and photographs are indicative only E.&OE - Prices may vary depending on selections, engineering, council and utility requirements and adjustments to allowances. All packages are subject to final Council or Developer approval. The land referred to in this House & Land Package is not owned by Format Homes. Format Homes makes no representation about the suitability of the land to build on or otherwise. You must satisfy yourself of that by inspection or by taking professional advice. Land subject to availability.