

# Lot 1 & 2, 27 Aberdeen Crescent, Brahma Lodge, SA 5109



## House For Sale

Sunday, 23 June 2024

Lot 1 & 2, 27 Aberdeen Crescent, Brahma Lodge, SA 5109

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 351 m2

Type: House



Javal Patel  
0410455551



Vishal Modi

## H&L Package \$695,000

Fortune Living presents Great Family H&L packages in North (Brahma Lodge). Great Opportunities for First Home Buyers & Investors. The location of these lots is highly sought-after, tucked away in a quiet and well-established residential area. You'll enjoy the peace and tranquility of the neighborhood, while still being in close proximity to all the conveniences you require. Land Details: \* Two good sized approx. 351sqm Blocks with 10.97m Frontages. The proposed H&L package has 3 good sized bedrooms with BIR/ WIR with a front lounge/study, open design kitchen and living with meals area with the provision of outdoor entertainment area with ample space for your family get-together time. Great opportunity to save money for the First Home Buyers & Investors. Feature of your Fortune Upgrade house Included with Turn Key:

- Generous footing allowance
- 2.7m high ceilings
- 20mm smart stone benchtop to kitchen
- 30+ LED downlights, 25+ double and single power points
- Wet area Floor and wall tiles with full heights
- Spacious bedrooms with built-in robes
- Light-filled open plan living/meal area
- Kitchen appliances package
- 26L Instantaneous gas hot water system
- Garage with remote-controlled automatic panel lift door
- Drive Way and 900mm wide Concrete Perimeter Surround the house
- Rain Water Tank with Pump ( with concrete slab )
- Storm Water System
- Samsung Reverse Cycle Ducted Aircon System
- All internal Flooring with Floor Board & Tiles at Porch
- Flyscreens to all window openings
- Three Coat Premium Paint from the builder's range
- Solar-ready framing structure
- NBN provision
- 25-year structural guarantee
- 3-month maintenance period

Disclaimer: The details contained in the listed house and land packages were correct at the time of listing, however, pricing and land availability are subject to change without notice. Proposed concept plans and images are for illustration purposes only. Proposed concept plans and images are subject to all Council and Government consent. Changes made to the design may affect the total cost of the package. Photos are for illustration purposes only and may not depict the layout or inclusions of the home you purchase. This House and Land Package comprises a Building Contract (subject to approvals, specifications, and selections) and a Land Sales (with a licensed Land Agent). For further inquiries, please contact our Fortune Consultant.