

# Lot 1 Aberdeen Crescent, Brahma Lodge, SA 5109

Hickinbotham

## House For Sale

Sunday, 23 June 2024

Lot 1 Aberdeen Crescent, Brahma Lodge, SA 5109

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 351 m2

Type: House



Josh Hansford

0433445750

**\$685,500**

This house & land package is to be constructed. Designer living minus the premium price tag where inclusions others consider extras are standard for all. Included in this house and land package, you will also find: Automatic Panel Lift Garage Door Reverse Cycle Ducted A/C for home size with Wi-Fi controller Tiled Ledges to Shower Alcoves & full height wall tiling Insulation to Ceiling, Internal and External walls Solid surface benchtops, pot drawers & soft close joinery throughout Overhead cupboards to kitchen 900mm Westinghouse Stainless Steel appliances Walk in Pantry & Store Laundry joinery fit out included 2.7m high ceilings throughout Double Powerpoints throughout NBN Connection Built in Mirror/Vinyl robes 25 year structural guarantee & 3 month maintenance period Package includes a \$17K Cash Discount Promotion \*subject to eligibility\* 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.