

**Lot 101 Lublin Crescent, Hackham West, SA 5163**



**House For Sale**

Tuesday, 2 July 2024

Lot 101 Lublin Crescent, Hackham West, SA 5163

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 330 m2**

**Type: House**



Brian Bellinger  
0412833147

**\$582,498**

Eligible First Home Buyers take advantage of the \$15,000 grant<sup>^</sup>. Eligible First Home Buyers pay NO stamp duty on land<sup>^^</sup>. This straight-forward house and land package by Metro makes use of space, enabling an uncluttered home life in this three bedroom home. Walk through to the rear and natural light filters through the open planned kitchen, living and dining areas. The kitchen includes a Walk in pantry. When it comes time to call it a day and retreat for some quiet time, every member of the family has their own haven. The master suite, at the front, is a sanctuary for adults to unwind and relax in, while the kids do their thing in their own bedroom. There is an alfresco under the main roof perfect for more spacious living outdoors! Just minutes from Colonnades Shopping Centre and the Noarlunga Railway Station, as well as being surrounded by many local reserves, parks, and beaches, this allotment is truly situated in the best part of Hackham West. This house and land package to be built includes: Spacious kitchen with extensive bench space 600mm wide stainless steel appliances and range hood Overhead cupboards to kitchen Walk in pantry Dishwasher provision Microwave provision Single lock up garage with internal access to house Panel lift door with remote Alfresco under main roof with concrete and tiles Carpet to bedrooms, laminate timber to remainder Ducted reverse cycle air conditioner Master bedroom with ensuite and walk in robe Built in robes to bedrooms 2 and 3 Laundry cabinet with inset trough Feature render to front elevation NBN pre-wire Generous site cost and footing allowance- fixed before contract Ground stormwater Roof stormwater disposal to street TV antenna External wall and ceiling insulation Gas Instantaneous hot water system Chrome level internal door handles Plus more! \*\*\*Plan can be amended at no additional cost\*\*\* We can build on our land or yours, contact me for more information regarding this great opportunity! "OUR PASSION, YOUR DREAM"- Metro Homes SA [www.metrohomessa.com.au](http://www.metrohomessa.com.au) Disclaimer - Photographs or images are for illustration purposes only. Price may vary depending on design & selections, engineering, council and service requirements. All packages subject to final council approval, National Construction Code and SA Planning Code. Pricing is subject to change, dependent on site start timeframes and land access availability. Pricing may not include NCC and 7 Star Energy rating upgrades, and is subject to final requirement, additional charges may apply. The land referred to in this package is not owned by Metro (SA Housing) Pty Ltd. BLD 243074. RLA Private Vendor. <sup>^</sup> Visit [www.revenuesa.sa.gov.au/first-home-owners-grant](http://www.revenuesa.sa.gov.au/first-home-owners-grant) for full details on this grant. <sup>^^</sup> Visit <https://www.revenuesa.sa.gov.au/stampduty/first-home-buyer-relief> for full details on Stamp Duty Relief.