

# Lot 114 Esquire Circuit, Roseworthy, SA 5371

## House For Sale

Sunday, 23 June 2024



Lot 114 Esquire Circuit, Roseworthy, SA 5371

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Kostas Nicoloulis

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## Package From: \$940,000

This House & Land Package includes the following items:- Inclusive of below:

- 2.7M high ceiling incl. Alfresco, all cabinetry as per plan
- 4 bedroom, 2 living, walk in pantry open plan living
- Master including Ensuite & Walk in Robe as well
- Additional allowance to standard footings incl. soil removal
- Allowance for floor coverings
- Upgraded Front Door to: Statement 1.02m Wide x 2.4m High
- Floor to ceiling tiles to wet areas + Underfloor heating!
- 900mm Wide Westinghouse appliances incl. Dishwasher
- Ducted reverse cycle heating & cooling air-conditioning system
- Choice of matte black or chrome tapware
- Fully customisable & receives our Fixed Price Guarantee!
- 40+ yrs of building excellence, Subject to Tests & Approvals

Additional "Turn Key" Package Price from Approx \$76,000 - Inclusive of below:

- Window Fixtures incl. Curtains, Blinds & Shutters
- Concrete Surrounding Path + Driveway to Street
- Home Alarm System
- Solar System Incl. Battery
- Grass, Plants, Mulch, Irrigation, Letterbox, Clothesline, Garden Shed
- Fencing
- Rainwater

Additional Façade Package #1 Price from Approx \$21,000 - Inclusive of below:

- Tile to Façade with render as per Image 1
- Panel Lift Garage Door
- Contempo A&L Horizontal Windows

Additional Façade Package #2 Price from Approx \$29,000 - Inclusive of below:

- Tile Portico with render to remainder as per Image 2
- Timber Look Panel Lift Garage Door
- Vertical Timber Slats to Façade

Land Size: 774 Sqm Build Size: 276 Sqm / 207 Sqm Living

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