

**LOT 117 New Road, Nuriootpa, SA 5355**

**metricon**

**House For Sale**

Saturday, 29 June 2024

LOT 117 New Road, Nuriootpa, SA 5355

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 1014 m2**

**Type: House**



Michael OConnor  
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Contact Metricon  
1300786773

**\$768,400**

Langdon 29 - Nordic Facade This floorplan is compliant with upcoming livability changes to the National Construction Code due to come into effect in October 2024. Metricon are Australia's No.1 home builder eight years running\*. We achieved this by constantly delighting our customers with homes that are better designed, built to the highest possible quality standards, independently inspected and are backed by our Lifetime Structural Guarantee<sup>^</sup>. In South Australia, Metricon has been awarded the HIA Professional Major Builder award nine times and MBA Display Home Builder award eight times. Designed with your family needs and aspirations firmly in mind, these homes offer you a bigger lifestyle for less. Practical yet flexible, with the freedom to be yourself, our open-living designs let you live it up or simply unwind. This is where stylish design meets outstanding affordability. We know that personalising your home to suit your own style is one of the most exciting things about building your new home. That's why our dedicated team of interior design experts at Studio M, our Selections and Inspiration Centre, will help guide you through the range of beautiful fixtures and fittings, colour selections and design choices for your home. This Metricon home and land package includes the following impressive list of standard inclusions:

- Master suite with large walk-in robe & Ensuite
- 2.4m ceiling height
- Tiled roof
- Automatic sectional double garage door
- Kitchen with Stainless Steel Appliances & walk in pantry
- Lifetime structural guarantee<sup>#</sup>
- Window locks to all ground floor windows
- Feature render to front of home
- 2 living areas
- Built in robes to bedrooms 2-4
- Spacious open plan living
- Site works allowance<sup>^^</sup>

If this particular package or home doesn't suit you, please contact us for a free consultation and we'll help you find the right home. Please note: Metricon does not supply land. Package price and land availability is correct at time of publication and is subject to change without notice. Package price excludes external lighting, landscaping, stamp duty on land, legal fees and conveyancing costs. Home design may be subject to Developer approval. Package price includes Freedom by Metricon standard specification and price may vary depending on selections and additional inclusions. For full list of detailed inclusions please speak to a Sales Consultant. <sup>^^</sup>Typical Site cost allowance is included in the price. Additional site cost may apply if site survey and soil tests indicate footings and site works different to those expected for the location. Floor plan is a representation of an Aspire facade unless otherwise stated. Metricon reserves the right to alter the images or descriptions without notice, land prices and availability are subject to change without notice. All home & land packages are subject to council and developer approval. Builder: Metricon Homes Pty Ltd Builders Licence no: BLD231776. \*HIA-Colorbond® Steel Top 100 Report 2016/17/18/19/20/21/22. <sup>^</sup>The Guarantee applies to all new home building contracts signed after 1 January 2019 and is subject to the terms and conditions of the Guarantee which can be found at [metricon.com.au/terms-conditions](http://metricon.com.au/terms-conditions).