

# Lot 125 Sparrow Court, Mount Barker, SA 5251

## House For Sale

Wednesday, 3 July 2024

**STATESMAN**  
HOMES

Lot 125 Sparrow Court, Mount Barker, SA 5251

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 438 m<sup>2</sup>

Type: House



Alex Stojanovski  
0490191143

**\$695,000**

This house & land package is to be constructed. The Willunga by Statesman homes is the perfect first home or investment property. The Willunga is designed with all the luxuries for modern living with a strong emphasis on function. The spacious master bedroom suite is equipped with both a walk-in robe and access through to the ensuite that doubles up as a two-way bathroom. The design also includes two other good-sized bedrooms with enough space for built-in robes and the extra storage of a linen cupboard, so this home is practical without sacrificing flow and space. The generous kitchen with walk-in pantry is located at the rear of the home along with the open-plan family and meals so there's plenty of room for all the family activities. The rear of the home also has large windows and glass sliding doors to let the light stream in and make entertaining a breeze. Included in this house and land package, you will also find: 25 degree roof pitch Colourbond roof, fascias and gutters Garage including piers and panel lift colourbond garage door 2700mm high ceilings Quality carpet to bedrooms, study and home theatres On-trend timber-style flooring to front entry, rear hallway, family, kitchen and meals Westinghouse WVE915SCA (900mm) electric oven Westinghouse WHG954SC (900mm) gas cooktop Westinghouse WRR904SB (900mm dual fan) retractable rangehood ducted to atmosphere Plumbed water point for fridge Stainless steel dishwasher 20mm designer solid benchtops Full height wall tiling to bathroom and ensuite with 1200mm high tiling to separate WC/ vanities 900mm high mirror full length of vanity to bathroom and ensuite Walk-in robe with double shelf and hanging rail Drawer units to walk-in-robe 3 month warranty period and 25 year structural guarantee\* 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.