

**Lot 199 Emerald Drive, Hayborough, SA 5211**

**Hickinbotham**

**House For Sale**

Wednesday, 3 July 2024

Lot 199 Emerald Drive, Hayborough, SA 5211

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 575 m2**

**Type: House**

**\$557,557**

This house & land package is to be constructed. The Provence Alfresco features a master bedroom at the front of the house which includes a walk-in robe and ensuite bathroom for maximum convenience and comfort. There are three other additional bedrooms with one being perfect to convert to an optional study. A laundry and second bathroom is located in the middle of the house to service all guests. The kitchen, with plenty of bench space looks out over the vast meals and family area, which is perfect for family gatherings. Sliding doors open this area to the alfresco patio area designed for easy outdoor living and entertaining. Included in this house and land package, you will also find: 2.7m High Ceiling, 2.4m High External Door, 2.4m High Internal Doors, Automatic Panel Lift Garage Door, Flooring: Carpet and Timber floorboards, Tiling to wet areas, Back to Wall Toilets, 900mm Westinghouse Kitchen appliances, Solid surface benchtop to kitchen with overhead cupboards, Inset trough, Broom and Benchtop to Laundry, Footings and Site works. Upgraded Facade design, Insulation included, LED Downlights throughout, Stormwater Paving to Perimeter paths, Driveway and Crossover. \*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.