

# Lot 2 Cortlyne Road, Rostrevor, SA 5073

Hickinbotham

## House For Sale

Sunday, 23 June 2024

Lot 2 Cortlyne Road, Rostrevor, SA 5073

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 287 m2

Type: House



Rohit Khanna  
0413748350

**\$811,900**

This house & land package is to be constructed. Planned with good movement or flow in mind, we've collaborated with SA's best architects, including Max Pritchard to ensure we get it right. Included in this house and land package, you will also find: \$17K discount on Build price included High end upgrades to whole house included 2.7m High ceiling Automatic remote controlled panel lift colorbond garage door Tiles to verandah / porch / alfresco Aluminium powder coated awning windows to main living areas and sliding windows to the remainder, including keylocks Flyscreens to all windows and Alugard/Xgard screens to all external doors 2340mm high Hume XN5 translucent glazed front door Luxe carpet to bedrooms, home theatres and rear hallways Luxe timber laminate to front entry, family, kitchen and meals Ducted reverse cycle air conditioning with Wi-Fi controller 900mm Westing house appliances 20mm solid surface benchtop to kitchen Pot drawers, Kitchen bin with pull out drawer, Under bench microwave provision with pot drawer, Soft close runners and hinges, Hi Flow water filter included Recessed kickers and Drawer units to vanities Basis back to wall dual flush toilet suites with soft close 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.