

# Lot 2095 Hickory Circuit, Mount Barker, SA 5251

## House For Sale

Friday, 24 May 2024

**STATESMAN**  
HOMES

Lot 2095 Hickory Circuit, Mount Barker, SA 5251

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 703 m<sup>2</sup>**

**Type: House**



Alex Stojanovski  
0490191143

**\$760,000**

This house & land package is to be constructed. Included in this house and land package, you will also find: 25 degree roof pitch Colorbond roof, fascias and gutters Garage including piers and panel lift colorbond garage door Remote control unit for garage door Tiles to verandah / porch / alfresco Aluminum powder coated awning windows to main living areas and sliding windows to the remainder, including keylocks R6.0 insulation to ceiling R2.0 insulation to garage and alfresco ceiling R2.5 insulation to external walls (exc. garage) R2.0 insulation to internal walls Flyscreens to all windows Alugard/Xgard screens to all external doors 2340mm high Hume XN5 translucent glazed front door Garden taps - front (x1) and rear (x2) 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 Ducted reverse cycle air conditioning with Wi-Fi controller Two coat internal paint scheme 55mm Cove cornice 2340mm high Redicote internal painted doors Clipsal Iconic light switches, television points, data points and double power points Three HWS temperature controllers 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 Dishwasher provision 20mm designer solid benchtops Pendant light provisions above kitchen island bench 400mm deep overhead cupboards Designer joinery handles Soft close runners and hinges Underbench microwave provision with pot drawer Pot drawers Kitchen bin with pull out drawer Clark Polar double bowl (undermount) sink Chrome or black Vixen retractable sink mixer Hi Flow water filter Walk-in pantry or pantry cupboard Squareform laminate benchtop to pantry Clark square 35L flushline (overmount) sink to pantry, if applicable. Chrome or black Clark Round pin sink mixer to pantry Floor tiling Full height wall tiling to bathroom and ensuite with 1200mm high tiling to separate WC/ vanities Tile trim to exposed edges in bathroom and ensuite 900mm high mirror full length of vanity to bathroom and ensuite 2 heat light combination exhaust fans 1675mm Newbury acrylic bath Chrome or black Kip mixer taps and bath outlet Chrome or black 400mm upswept wall arm and round overhead shower heads 1950mm Milan semi-framed shower screens in bright natural or matt black Shower ledges Luna inset basins with chrome or black pop up waste Squareform laminate benchtops Recessed kickers to vanities Drawer units to vanities Chrome or black Cosmo accessories Basis back to wall dual flush china toilet suites with soft close Stainless steel floor grates 45 litre inset trough, broom cupboard and bin 300mm deep overheads Door overhang and hanging rail to overhead cupboards Squareform laminate benchtop Designer joinery handles Soft close runners and hinges Chrome or black Kip sink mixer Linen cupboard 450mm deep white melamine shelving to linen cupboard Floor tiling Walk-in robe with double shelf and hanging rail Drawer units to walk-in-robe Vinyl / mirror sliding robes Drawer units to sliding robes Footings Allowance Bushfire Allowance 3 month warranty period 25 year structural guarantee T&C's apply. Inclusions may vary as per individual floorplans. \*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.