

# LOT 263 Augustine Drive, Roseworthy, SA 5371

## House For Sale

Friday, 17 November 2023

 AUSTRALIAN  
BUILDING CO.

LOT 263 Augustine Drive, Roseworthy, SA 5371

Bedrooms: 4

Bathrooms: 2

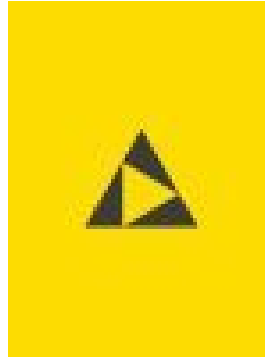
Parkings: 2

Area: 595 m2

Type: House



Dennis Meaker



ABC Homes  
131828

**\$656,250**

This house and land package is eligible for ABC's Fast As program and 35 week# build time guarantee. With Fast As you could start building in as little as 12 weeks\*! Speak to our team to find out how we can Fast Track your new home build today. Plus with our 35 week# build time guarantee you can move in sooner with ABC, home building made easy. Australian Building Company build great homes at great prices. Our range of award-winning designs are backed by a 25-year structural guarantee\* and 6 stage quality assurance process. This home comes with: • Choice of 6 external and internal colour schemes • Feature render to facade • Colorbond roof • Auto Panel-lift Door • Built in Robes to Bedrooms • 2.7m ceilings • 450mm Eaves • 25 Degree Roof Pitch • Laminate flooring to entry, kitchen, family and dining • Carpet to all remaining areas • 600mm Stainless Steel appliances • NBN Internet Starter package • Termite protection

Our most popular home series, the Lloyd is designed for modern day family living! Our Lloyd 26 design offers a superb amount of space and versatility for the growing family. It features 4 bedrooms, master suite with WIR and ensuite, 3 remaining bedrooms with BIR's and a central family bathroom with separate toilet. The children's wing includes a separate leisure room grouped with the bedrooms creating a kid's retreat while another living room at the front of the home provides the ultimate flexibility in family living. A modern open plan kitchen, meals, and family area opens on to an outdoor room. You can visit our award-winning displays at Riverlea Park, Seaford Heights, and Roseworthy. Please note: The Australian Building Company does not supply land. Package price and land availability is correct at time of publication and is subject to change without notice. Package price includes the Australian Building Company standard specification and price may vary depending on selections & additional inclusions. For full list of detailed inclusions please speak to a Sales Consultant. All home & land packages are subject to council and developer approval. ^Package price excludes external lighting, landscaping, stamp duty on land, legal fees and conveyancing costs. Additional site cost may apply if site survey and soil tests indicate footings and site works different to those expected for the location. \*The 25 Year Structural Guarantee applies to all new home building contracts signed after 05/09/20 and is subject to the terms and conditions of the Guarantee which can be found at [abchomes.com.au/terms-conditions](http://abchomes.com.au/terms-conditions). Floor plan is a representation of a Vista facade unless otherwise stated. Australian Building Company reserves the right to alter the images or descriptions without notice, land prices and availability are subject to change without notice. See [abchomes.com.au](http://abchomes.com.au) for full details of standard inclusions and/or terms and conditions. Images contain upgrade items. This information is to be used a guide only and the Australian Building Company no warranties about the accuracy or completeness of the information. SA Builder's makes Licence BLD296885.