

**Lot 300, 57 Ladywood Road, Modbury, SA 5092**



**House For Sale**

Wednesday, 10 July 2024

Lot 300, 57 Ladywood Road, Modbury, SA 5092

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 449 m2**

**Type: House**



Shiv Arora

**\$855,908**

Suitable for 12.5m+ blocks, our Irvine 24 home is a 4-bedroom, 2-bathroom floor plan with a 2-car garage. This single-storey house design begins with a grand hallway leading to an open-plan area, where the kitchen, featuring a walk-in pantry and island bench, becomes a hub for family interaction. The living zones extend to an enclosed alfresco, perfect for outdoor activities. The master bedroom, a serene retreat with an ensuite and walk-in robe, offers privacy. Additionally, a conveniently located second bedroom is ideal as a nursery, while the other bedrooms, a second bathroom, and a theatre room form a separate wing, ensuring a blend of communal and private spaces - perfect for family dynamics!

**Simonds Home & Land Package** Simonds have been Building Homes Since 1949, and every year, help thousands of Australian's realise their dream of owning a brand new home. In choosing a builder, we believe that each buyer is looking for the best quality, the best service, and the best price. Whilst it is impossible to have all three, Simonds have built our Fixed Price reputation on great quality and service, for what is often the largest investment in our clients lives. As a National Builder with large buying power, our homes are very competitively priced, and most importantly, fantastic value for money. With the transparency of an itemised quotation, a refundable initial deposit, and a Fixed Price contract at the end of the journey, why not enquire with one of the Simonds Sales team today!

**This Attractive House and Land Package Includes:** Generous Site Cost Allowance Developer & Council Requirements Colourbond Sectional Garage Door & Remote Controls 20 LED Downlights Floor Coverings Throughout, choice of Tiles and Laminated Timber (carpet to bedrooms) 20mm Stone benchtops to Kitchen, Bathrooms and Ensuite Quality Stainless Steel Appliances Semi Frameless Shower screens Ducted Reverse Cycle Heating & Cooling Land Sale by RLA 274675 All \*From Price Home and Land packages are subject to Developer and Council approval and is based on Simonds standard floor plan with preferred siting (without alterations). Package Price does not include stamp duty, government, legal or bank charges. Community Infrastructure Levy and Asset Protection Permit are not included in pricing and is to be arranged by the client directly with the Developer (if applicable). Any alterations may incur additional charges. Confirm land price and availability prior to purchase. Simonds reserves the right to withdraw or amend pricing, inclusions and promotion at any time without notice. Please refer to the terms and conditions at [www.simonds.com.au/terms-and-conditions](http://www.simonds.com.au/terms-and-conditions). This package applies to SA - Elevate range only. Please speak with your sales consultant for further details. Pricing is current at 09/07/2024. Facade & Internal images are taken from a similar Simonds display home and are for illustration purposes only. Please talk to your sales consultant for more details