

# Lot 306 Augistine Drive, Roseworthy, SA 5371



## House For Sale

Sunday, 23 June 2024

Lot 306 Augistine Drive, Roseworthy, SA 5371

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Kostas Nicoloulis

0404269405

## Package From: \$950,000

This House & Land Package includes the following items:- Inclusive of below:

- 2.7M high ceiling to both levels with all cabinetry as shown
- 3-4 bedrooms with WIR, Ensuite, Study, x2 living & Alfresco
- Upgraded Front Door to: Statement 1.02m Wide x 2.4m High
- Floor to ceiling Tiling to Downstairs Powder & Ensuite
- Aggregate Concrete pathway & driveway
- 900mm Wide Westinghouse appliances incl. Dishwasher!
- Additional allowance to standard footings incl. soil removal
- Allowance for floor coverings
- Ducted reverse cycle heating & cooling air-conditioning system
- High Grade Insulation - R2 to external walls & R4 to ceiling
- Fully customisable & receives our Fixed Price Guarantee!
- 40+ yrs of building excellence, Subject to Tests & Approvals

Additional "Turn Key" Package Price from Approx \$51,000 - Inclusive of below:

- Solar System Incl. Battery
- Home Alarm System
- Window Fixtures incl. Curtains, Blinds & Shutters
- Grass, Plants, Mulch, Irrigation, Letterbox, Clothesline, Garden Shed
- Fencing
- Rainwater Tank

Additional Façade Package Price from Approx \$52,000 - Inclusive of below:

- Stone Double Height Pier to Entry Façade
- Timber underside to Portico
- Increased Upper Storey Windows
- Knotwood® Garage Door Panels

Land: \$ 401,000 Build: \$ 549,000 Price From: \$950,000 Land Size: 474 Sqm Build Size: 269 Sqm / 118 Sqm Living

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