

**Lot 308 Garden Way, Mount Barker, SA 5251**

**Hickinbotham**

**House For Sale**

Tuesday, 11 June 2024

Lot 308 Garden Way, Mount Barker, SA 5251

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 699 m2**

**Type: House**



Cliff Green

0431935956

**\$695,000**

This house & land package is to be constructed. The Sandford Alfresco by Hickinbotham offers plenty of room for everyone with 4 spacious bedrooms and a huge open plan living area. Plenty of room for everyone - this innovative house and land package by Hickinbotham has it all! A light-filled entry welcomes you into this four-bedroom home, with a large study greeting you at the entrance. Across the entry way is the master bedroom suite, which offers a spacious ensuite and his and her's walk-in-robos. A galley style kitchen in the centre of the home, equipped with a huge walk-in pantry/scullery, overlooks the meals and family area, bringing the family together. The family and meals area also spill out onto an alfresco area under the main roof, bringing the outside in! The additional 3 bedrooms at the rear of the home are a great size, featuring built-in robes and are separated by a three-way bathroom. Handy features of this house include a direct entry from the double garage into the kitchen, a built-in linen cupboard in the main bathroom and a store cupboard at the front of the home, which can be utilised as a cloakroom. Included in this house and land package, you will also find: 2700 high ceilings (no brickwork over) 25-degree roof pitch 450mm eaves Colorbond fascias and gutters Bela Entrance to the front door, Bela Lockset to all other external doors including garage access Flooring throughout Ducted reverse cycle air-conditioning Flat breakfast bars Milan 1950 high shower screens (bright natural) Basis back to wall toilet suite with 1.2m tiling behind Luna inset basins Pop up plug to basins (chrome) Kip basin mixers (chrome) Kip bath/shower mixers (chrome) Kip basin/bath outlet 180mm (chrome) Series A Adjustable Wall Shower (chrome) Newbury 1525 bath Stainless steel drain grates Kip sink mixer to kitchen (chrome) Kip sink mixer to laundry Inset trough to laundry with up to 1.2m cabinets (tiling behind) Clipsal Iconic Electrical Points to powerpoints/light switches Rp4 weather strips to front/laundry/garage access to house door Rainwater by-pass loop Wind speed included up to N3 Energy rating assessment fee Site Survey \*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.