

LOT 317 Augustine Drive, Roseworthy, SA 5371



House For Sale

Sunday, 24 March 2024

LOT 317 Augustine Drive, Roseworthy, SA 5371

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 468 m2

Type: House



Amanda Smith
1300786773



Contact Metricon
1300786773

\$681,550

Amira 20 - Nordic Facade This house and land package is eligible for Metricon's Fast Track program and 35 week# build time guarantee. With Fast Track 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 Metricon and love where you live. Metricon are Australia's No.1 home builder eight years running*. We achieved this by constantly delighting our customers with homes that are better designed, built to the highest possible quality standards, independently inspected and are backed by our Lifetime Structural Guarantee^. In South Australia, Metricon has been awarded the HIA Professional Major Builder award nine times and MBA Display Home Builder award eight times. Designed with your family needs and aspirations firmly in mind, these homes offer you a bigger lifestyle for less. Practical yet flexible, with the freedom to be yourself, our open-living designs let you live it up or simply unwind. This is where stylish design meets outstanding affordability. We know that personalising your home to suit your own style is one of the most exciting things about building your new home. That's why our dedicated team of interior design experts at Studio M, our Selections and Inspiration Centre, will help guide you through the range of beautiful fixtures and fittings, colour selections and design choices for your home. This Metricon home and land package includes the following impressive list of standard inclusions:

- Master suite with large walk-in robe & Ensuite
- 2.7m ceiling height
- 25 degree roof pitch
- 450mm eaves
- Tiled roof
- Automatic sectional garage door
- Stainless Steel Appliances
- Lifetime structural guarantee#
- Window locks to all ground floor windows
- Feature render to front of home
- Built in robes to bedrooms 2-4
- Spacious open plan living
- Site works allowance^^

If this particular package or home doesn't suit you, please contact us for a free consultation and we'll help you find the right home. Please note: Metricon does not supply land. Package price and land availability is correct at time of publication and is subject to change without notice. Package price excludes external lighting, landscaping, stamp duty on land, legal fees and conveyancing costs. Home design may be subject to Developer approval. Package price includes Freedom by Metricon standard specification and price may vary depending on selections and additional inclusions. For full list of detailed inclusions please speak to a Sales Consultant. ^^Typical Site cost allowance is included in the price. Additional site cost may apply if site survey and soil tests indicate footings and site works different to those expected for the location. Floor plan is a representation of an Aspire facade unless otherwise stated. Metricon reserves the right to alter the images or descriptions without notice, land prices and availability are subject to change without notice. All home & land packages are subject to council and developer approval. Builder: Metricon Homes Pty Ltd Builders Licence no: BLD231776. *HIA-Colorbond® Steel Top 100 Report 2016/17/18/19/20/21/22. ^The Guarantee applies to all new home building contracts signed after 1 January 2019 and is subject to the terms and conditions of the Guarantee which can be found at metricon.com.au/terms-conditions. *Metricon's Fast Track 12 Weeks to Site Start Program is available on new deposits from 12th July 2023 for a limited time only. Written confirmation must be received from Metricon confirming customer qualification for the 12 Weeks To Site Start Program. Limited numbers available per month. 12 week Site Start program starts from deposit registered. Available only on titled and accessible land in valid SA build regions up to 50km from GPO (as defined on metricon.com.au/where-we-build). Excludes homes with non-standard structural variations, sites with an excess of 600mm of fall, unsewered sites and sites requiring demolition. Change in home design after date of deposit will alter/void any guaranteed timeframes. Delays with land titling will alter/void any guaranteed timeframes. Metricon does not supply land. Any requests for further variations after contract signing will alter/void any guaranteed timeframes. Delays with customer finance will alter/void any guaranteed timeframes. Application must meet deemed to satisfy council requirements. All Metricon documentation including contract, variations and selections must be returned within two business days of issue. Fast Track 12 Weeks to Site Start Program excludes Christmas industry shutdown period. Metricon is not in any way responsible for the provision of finance or credit assistance. Available on single storey HomeSolution and Freedom by Metricon homes. #35 week build time guarantee available on new deposits on our standard HomeSolution range from 01.02.2023 for a limited time in valid SA build regions up to 50kms from GPO. No structural variations are permitted and sites with an excess of 600mm of fall, unsewered sites and sites requiring demolition are ineligible. Change in home design after date of deposit will alter/void any guaranteed timeframes. Any variations on-site will alter/void guaranteed timeframes. "35 week build time" excludes Christmas industry shutdown and any period where the finish date was pushed back for reasons outside of Metricon's control (as per clause 11.3 of the building contract) and starts from date of site start. If the building works don't reach practical completion by the finish

date (as such terms are defined in the building contract), Metricon will pay you \$250 for each week, deducted from the final progress payment. Metricon is not in any way responsible for the provision of finance or credit assistance. SA Builder's License BLD231776.