

LOT 319 Augustine Drive, Roseworthy, SA 5371

House For Sale

Sunday, 24 March 2024



LOT 319 Augustine Drive, Roseworthy, SA 5371

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 613 m2

Type: House



Amanda Smith
131055



Contact Metricon
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\$776,700

Luna 28 - Chateau 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. When you work with the specialists at Home Solution by Metricon, you'll experience what has made us Australia's #1 home builder*, eight years in a row. We have an extensive range of beautiful homes to suit a variety of tastes, styles and buyers and will help you find the one that's just right for you. All Home Solution homes come pre-configured with a huge range of inclusions and simple to select colour schemes to make your journey more enjoyable and the contract and build times shorter. Key design features: • Light filled, spacious, open plan living • Contemporary kitchen with island bench • Private master suite with ensuite • 25 degree roof pitch • 2.7m ceiling height • 450mm eaves

House & Land Packages exclusive to the HomeSolution by Metricon range offer: • Quality tiles to bathrooms, ensuite and laundry • Luxury designer kitchen including stainless steel oven, cook-top, rangehood and overhead cupboards • Contemporary tapware, basins and vanities • Outdoor room with a plaster ceiling (on selected home designs) • Council and developer guidelines and requirements +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 includes the Home Solution by Metricon standard specification & price may vary depending on selections & additional inclusions. For full list of detailed inclusions please speak to a Sales Consultant. ^Package price excludes external lighting, landscaping, stamp duty on land, legal fees and conveyancing costs. Home design may be subject to Developer approval. ^Typical Site cost allowance is included in the price.*HIA-Colorbond® Steel Top 100 Report 2016/17/18/19/20/21/22. 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 a Traditional 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. *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.