

# Lot 324 Gracewood, Mallala, SA 5502



## House For Sale

Wednesday, 3 July 2024

Lot 324 Gracewood, Mallala, SA 5502

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 480 m2**

**Type: House**



Chaise McCardle

0883660000

**\$544,740**

This house & land package is to be constructed. Included in this house and land package, you will also find: 2.7m ceilings, with 2340mm doors throughout as a standard 5 bedrooms, master with large walk in robe and ensuite and all other bedrooms with sliding robes. Open plan living and dining, plus a separate home theatre with cavity sliders. Double garage with single span panel lift door. Kitchen complete with 900mm cooking appliances, walk in pantry, dishwasher and microwave provisions and overheads cupboards. Alfresco under the main roof with slab and outdoor tiles. Ducted heating and cooling throughout. Timber laminate floors with carpets to bedrooms and theatre. Huge amount of storage throughout, linen cupboards and a store room! A choice of facades, priced and pictured with facade 4A range of colours and selections to choose from already included in the price and packed with upgrades. Footings and site works allowance. NBN connection. 25 year structural guarantee and 3 month maintenance period. \*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.