

# Lot 33 Carrodus Green, Roseworthy, SA 5371



## House For Sale

Sunday, 23 June 2024

Lot 33 Carrodus Green, Roseworthy, SA 5371

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 766 m2

Type: House



Toneya Searle  
0416428687

**\$798,400**

This house & land package is to be constructed. Included in this house and land package, you will also find: Sensor lights to pantry, garage and entry Smart Home automated garage door control Ring doorbell with chime Google Nest Hub Max Google Nest wifi mesh system Solid Surface bench tops to Kitchen including slab ends, pantry, ensuite & bathroom 2700mm high ceilings Tier 3 carpet & Tier 3 timber laminate Ducted reverse cycle air conditioning with wifi controller 2340mm high feature internal doors WC/vanities Mosaic feature tiles behind Pill Mirrors - Pill mirrors to bathroom vanities Downlights throughout Clark Polar double bowl (undermount) kitchen sink GDW14S stainless steel dishwasher LED strip lighting to cooktop run Perimeter paths and driveway paving Siteworks and footing allowance above standard \*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.