

**Lot 402 Road A, Mallala, SA 5502**



**House For Sale**

Friday, 12 July 2024

Lot 402 Road A, Mallala, SA 5502

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 448 m2**

**Type: House**



Jarryd Slater

0466546921

**\$524,630**

The Sage 24 floor plan, ideal for 14m+ lots, features 4 bedrooms and 2 bathrooms, accompanied by a 2-car garage. This single-storey house design epitomises minimalist charm with a grand master suite boasting an ensuite and walk-in robe. The additional three bedrooms are positioned in a separate wing, ensuring privacy. Central to the home is an open-plan kitchen and living area fostering family connection, complemented by an extra lounge for tranquil downtime. This home is a testament to a smart layout and serene living, designed to delight every family member.

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**This Attractive House and Land Package Includes:** Generous Site Cost Allowance Developer & Council Requirements Floor Coverings Throughout Quality Stainless Steel Appliances Colourbond Sectional Garage Door & Remote Controls 12 incredible colour palettes to choose from Lifetime Structural Guarantee Plus, much more

Based on Land Sale of \$188,900 Land Sale by Oliver Hume Real Estate Group - RLA 306035 All \*From Price Home and Land packages are subject to Developer and Council approval and is based on Simonds standard floor plan with preferred siting (without alterations). Package Price does not include stamp duty, government, legal or bank charges. Community Infrastructure Levy and Asset Protection Permit are not included in pricing and is to be arranged by the client directly with the Developer (if applicable). Any alterations may incur additional charges. Confirm land price and availability prior to purchase. Simonds reserves the right to withdraw or amend pricing, inclusions and promotion at any time without notice. Please refer to the terms and conditions at [www.simonds.com.au/terms-and-conditions](http://www.simonds.com.au/terms-and-conditions). This package applies to SA - Emerge range only. Please speak with your sales consultant for further details. Pricing is current at 12/07/2024. Facade & Internal images are taken from a similar Simonds display home and are for illustration purposes only. Please talk to your sales consultant for more details