

# Lot 405 New Road Gracewood, Mallala, SA 5502

**STATESMAN**  
HOMES

## House For Sale

Wednesday, 3 July 2024

Lot 405 New Road Gracewood, Mallala, SA 5502

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 460 m<sup>2</sup>

Type: House



Lee Northam  
0435419739

**\$546,600**

This house & land package is to be constructed. Included in this house and land package, you will also find: FLEXIBLE LAYOUT OPTIONS & CHOICE OF FACADE Ducted reverse Cycle air-conditioning Carpet to bedrooms Timber floors to rest of house (not wet areas) Upgraded to Westinghouse Retractable Rangehood Upgraded 600mm stainless steel appliances 2700mm High ceilings Colourbond roofing included Insulation to external walls and ceiling Generous footings allowance included NBN provision 25 year structural warranty 3 month maintenance check Package includes a \$10K Cash Discount Promotion \*subject to eligibility\* 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.