

**Lot 407 Road A, Mallala, SA 5502**



**House For Sale**

Friday, 12 July 2024

Lot 407 Road A, Mallala, SA 5502

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 416 m2**

**Type: House**



Jarryd Slater

0466546921

**\$506,901**

Designed for 12.5m+ lots, the Rubin 21 floor plan unveils a 3-bedroom, 2-bathroom layout with a dual-car garage. This single-storey house design boasts practical elegance with an additional lounge for hosting and two rear bedrooms offering a quiet retreat from daily life. The heart of the home is an open-plan living space, perfect for family bonding or entertaining. The master bedroom, complete with an ensuite and walk-in robe, provides a personal sanctuary within this beautifully appointed home.

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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 \$180,900 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