

Lot 408 New Road Gracewood, Mallala, SA 5502

STATESMAN
HOMES

House For Sale

Wednesday, 3 July 2024

Lot 408 New Road Gracewood, Mallala, SA 5502

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 576 m2

Type: House



Lee Northam
0435419739

\$613,400

This house & land package is to be constructed. The Glengowrie by Statesman offers plenty of room for everyone with 4 spacious bedrooms and huge open plan living areas. A galley style kitchen in the centre of the home, equipped with a huge walk-in pantry/scullery, overlooks the meals and family area, bringing the family together. The family and meals area also spill out onto an alfresco area under the main roof, bringing the outside in! Also included in this great value house & land package: 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.