

# Lot 413 Grace Avenue, Mount Barker, SA 5251

Hickinbotham

## House For Sale

Wednesday, 3 July 2024

Lot 413 Grace Avenue, Mount Barker, SA 5251

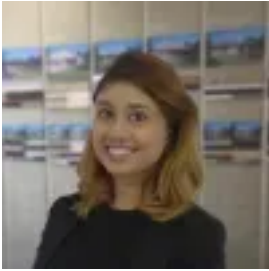
Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 818 m<sup>2</sup>

Type: House



Tish Hirani

0883660000

**\$740,890**

This house & land package is to be constructed. The Pescara Alfresco by Hickinbotham is a designer home with all the luxuries for modern day living. This gorgeous home comes with spacious casual and formal living spaces, plenty of storage space and a fabulous kitchen. This is a truly outstanding design. A palatial master bedroom suite at the front of the home is a feature, with his and hers walk-in robes and a double basin vanity in the ensuite for extra space. Three additional bedrooms are located through a separate hallway at the rear of the home and are serviced by a convenient three-way bathroom. A formal living room or home theatre space is situated at the front of the home, and the spacious kitchen with designer island bench looks out over the expansive meals and family area through your sliding doors to your alfresco dining area. Included in this house and land package, you will also find: 2700mm high ceilings, Double Garage with automatic single span panel lift door, Overhead cupboards to the kitchen, stainless steel appliances and a dishwasher, Walk in pantry, Flooring included to all areas inside of home, Energy efficient ducted and zoned reverse cycle air conditioning (Heating and Cooling), Laundry joinery included, Insulation throughout including R6.0 ceiling insulation, internal & external walls included as well, Gas instantaneous hot water system, Generous site works and footings allowances, All encumbrance items included, Walk-in robe and ensuite to the master bedroom, BIR to all remaining bedrooms, Like a different design? Packages can be modified to your liking! \*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.