

# Lot 416 Grace Avenue, Mount Barker, SA 5251

## House For Sale

Tuesday, 25 June 2024



Lot 416 Grace Avenue, Mount Barker, SA 5251

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 684 m2**

**Type: House**



Katelynn Ackland

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**\$943,383**

The Ascot 28, designed for 16m+ blocks, offers a harmonious living experience with 4 bedrooms, 2 bathrooms, and a 2-car garage, complemented by three distinct living spaces. The heart of this single-storey home is the open-plan living area, an inviting family hub encircled by a relaxing front lounge and an engaging rear family area. A unique children's wing, housing the secondary bedrooms and main bathroom, provides a delightful contrast to the serene adult retreat of the master bedroom. This floor plan skillfully balances shared family moments with private retreats, creating a home where every member finds their perfect space.

Simonds Home & Land Package

Simonds have been Building Homes Since 1949, and every year, help thousands of Australian's realise their dream of owning a brand new home. In choosing a builder, we believe that each buyer is looking for the best quality, the best service, and the best price. Whilst it is impossible to have all three, Simonds have built our Fixed Price reputation on great quality and service, for what is often the largest investment in our clients lives. As a National Builder with large buying power, our homes are very competitively priced, and most importantly, fantastic value for money. With the transparency of an itemised quotation, a refundable initial deposit, and a Fixed Price contract at the end of the journey, why not enquire with one of the Simonds Sales team today!

This Attractive House and Land Package Includes: Generous Site Cost Allowance Developer & Council Requirements Smeg Appliances, Downlights throughout Floor coverings Throughout, choice of 600x600 Tiles or Engineered Timber (carpet to bedrooms) 40mm Stone benchtops to kitchen, 20mm Stone benchtops to Bathrooms 2.74m (9 foot) Ceilings throughout Semi Frameless Showerscreens Up to 12 Brick colours to choose from Ducted Reverse Cycle Heating & Cooling Land Sale by Burke Urban - RLA 259972 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 - Elite range only. Please speak with your sales consultant for further details. Pricing is current at 25/06/2024. 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