

# Lot 741 New Road, Tanunda, SA 5352



## House For Sale

Tuesday, 2 July 2024

Lot 741 New Road, Tanunda, SA 5352

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 504 m2**

**Type: House**



Lee Sinclair

**\$593,500**

**\*\*Home & Land Package\*\***At La Vida Homes, we do things uniquely different as we focus on what other builders don't... you! We even customise our floor plans, ensuring each home has it's own personal touch. Building your own home is finally in reach and it has some high standards:- Fixed price site cost- Driveway- 500x500mm Tiles or Laminate flooring in Living areas- Carpet with foam underlay to Bedrooms- Roller blinds- Internal wall painting- Zero silica stone-look benchtop in Kitchen with undermount sink- Hobless showers- Choice of six feature facades- Choice of 1 x 900mm or 2 x 600mm ovens- Choice of black, chrome, or brushed nickel tapware- Peace of mind coverage: fixed price contract, 3-month maintenance period, lifetime structural warranty, home indemnity insurance, access to personalised TM Portal and much more. La Vida Homes points of (very) unique differences:- Smart tech personalised portal throughout the build & preconstruction- Fixed price contract- Custom floor plans (no 'custom fee' charge)- 3D renders and early-on access to our entire selection library- Free interior design consult- Supervisor access and personal phone number- Slab signing & bricklaying on-site experiences- Real-time milestones- Personal phone numbers (yep, even the bosses'!) Tanunda is situated in the Barossa Valley region, literally surrounded by the region's best wineries. Tanunda, whose name derives from the Aboriginal word meaning "water hole", might be famous for its many neighbouring wineries, but there is much more to this picturesque town than wine! The pretty little town is dotted with stunning churches and historical buildings, plenty of parks and walking trails, unique boutiques, leafy streets, and a selection of cafes and restaurants that are simply perfect for spending lazy afternoons people-watching. While the town of Tanunda might be small, you still have easy access to all of life's essentials, including established schools, health facilities, supermarkets, and of course, you are spoiled for choice when it comes to dining options! Tanunda offers a comfortable country lifestyle for those looking for house and land packages in the heart of Adelaide's wine region. Get in touch today to find out more! Lee Sinclair 0404 479 440

DisclaimerThe advertised price is general information only and may be subject to change without prior notice and based on land availability. Non-first-home buyers may be subject to different circumstances. The advertised package prices may have been reduced by a developer rebate and/or builder discount if applicable, provided this reduces the actual package price. La Vida Homes is not the owner of the land. The land featured in all packages is advertised by agreement between La Vida Homes and the land developer and/or vendor. The land is not purchased from La Vida Homes but from the land developer/landowner or an authorised agent. La Vida Homes is not a reseller of land but a new home builder. The land price components do not include transfer duty, settlement costs, and any other fees or disbursements associated with the settlement of the land. Land and buildings will form separate contracts. Whilst this offer was relevant at the time of the insertion of this advertisement, La Vida Homes is unable to guarantee its availability at the time of the enquiry, however, all attempts will be made to keep the information current. Our prices include a provisional sum for site works, which is indicative of the suburb in which the home is being proposed. This will only be fixed after receiving proper contour surveys and engineering details. Where to La Vida Homes knowledge a set price has been determined for Bushfire Attack Level (BAL), coastal requirements, noise attenuation requirements, and/or covenants and guidelines, this will be included in the total price. Where it is not to La Vida Homes's knowledge as to whether it applies and/or the quantum, these components are not included and may add to the advertised price. La Vida Homes is the owner of every home design. © The Copyright of all home designs is the sole property of La Vida Homes and there is no implied license for their use for any purpose. Any images of the interior and exterior of the house shown are for illustration purposes only to provide an indication of the dimensions and layout of rooms. The illustration(s) will depict features not included as standard features for this building or not supplied by La Vida Homes as part of the Contract, including but not limited to elevation features, landscaping, landscaping features such as planter boxes, turf, letterbox, outdoor areas, retaining walls, water features, pergolas, screens, gates, fences, paving, decking, feature lighting, BBQ's and outdoor kitchens.