

# Lot 79 Annie Watt Drive, Wallaroo, SA 5556



## House For Sale

Wednesday, 10 July 2024

Lot 79 Annie Watt Drive, Wallaroo, SA 5556

**Bedrooms:** 4

**Bathrooms:** 2

**Parkings:** 2

**Area:** 614 m2

**Type:** House



Rick Chen

0883660000

**\$515,219**

This house & land package is to be constructed. Included in this house and land package, you will also find: 17K builders discount New NCC Liveable Housing Standards with premium upgrade packs to suit your needs 2.7m ceiling throughout / 25 degree roof pitch / 450mm eaves 2.3m high doors (external and Internal) Insulation throughout including R 6.0 to Ceiling 900mm Westinghouse Appliances to kitchen Built in robes with mirror finish, drawers and shelving set 1.95m high Milan Semi-Framed Shower Screens 45 litre inset trough to laundry with floor units and tiling behind 400mm deep Overhead cupboards and Dishwasher to Kitchen Auto single span panel to garage Data based Footing and Site works allowance Premium Facade as selected or your choice, including slab and tiles Slab and Tiles to Alfresco as per plan Flooring included (Carpets to rooms / Timber laminate to living, kitchen) Ducted reverse cycle air-conditioning with WIFI control 3 Month Maintenance and 25 Year Structural Guarantee \*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.