

# Lot 1 & 2, 15 Yandra Street, Vale Park, SA 5081

## House For Sale

Friday, 12 April 2024



Lot 1 & 2, 15 Yandra Street, Vale Park, SA 5081

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 489 m2**

**Type: House**



Vishal Modi

## H&L \$1,580,000

A custom tailored Double story homes with council approved plans by Fortune Living incorporates four very good sized bedrooms, a front lounge, double garage, four bathrooms, an open style kitchen with big island bench & large living and meal area, a good sized Rumpus room, Enjoy stylish entertaining with an alfresco area accessible directly from the living room, providing the perfect outdoor space with year-round gatherings. Fixed Priced, Ready to Built, Save the Plenty of time with the Complete Approved Plans Feature of your Fortune Upgrade house Included with Turn Key:

- Fixed Priced Footing Included (No Variation)
- 3.0M ceiling at Ground Floor & 2.7m high ceiling at Upper Floor
- 20mm smart stone benchtop to kitchen
- 51 LED downlights, 27 double and single power points
- Wet area Floor and wall tiles (300mm x 600mm)
- Spacious bedrooms with built-in robes
- Light-filled open plan living/meal area
- SMEG Stainless Steel Kitchen appliances package
- 26L Instantaneous gas hot water system
- Garage with remote-controlled automatic panel lift door
- Exposed Aggregate Concrete (mixed pebbles) Drive Way with 900mm wide Concrete Perimeter Surround the house
- 4000 Ltr Slimline Rain Water Tank with Pump ( with concrete slab )
- Storm Water System
- 16kw Daikin Reverse Cycle Ducted Aircon System with Wifi Touch Pad.
- All internal Hybrid Flooring to Ground Floor & Carpet to the Upper Floor with Tiles at Alfresco & Porch.
- Flyscreens to all window openings
- Skylight to MB passage
- Three Coat Premium Paint from the builder's range
- Solar-ready framing structure
- NBN provision
- 25-year structural guarantee
- 3-month maintenance period

Disclaimer: The details contained in the listed house and land packages were correct at the time of listing, however, pricing and land availability are subject to change without notice. Proposed concept plans and images are for illustration purposes only. Proposed concept plans and images are subject to all Council and Government consent. Changes made to the design may affect the total cost of the package. Photos are for illustration purposes only and may not depict the layout or inclusions of the home you purchase. This House and Land Package comprises a Building Contract (subject to approvals, specifications, and selections) and a Land Sales (with a licensed Land Agent). For further inquiries, please contact our Fortune Consultant.