

**Lot 1, 31 Ascot Avenue, Rostrevor, SA 5073**

**Hickinbotham**

**House For Sale**

Friday, 5 April 2024

**Lot 1, 31 Ascot Avenue, Rostrevor, SA 5073**

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 347 m2**

**Type: House**



Daniel McCabe

0423004249

**\$822,698**

This house & land package is to be constructed. The Camden by Hickinbotham is ideal for narrow blocks, deceptively spacious whilst featuring 3 bedrooms, separate study and 2 living areas. The master bedroom suite, with a spacious walk-in robe and ensuite with large shower, is located at the front of the house for easy access and separation from the other bedrooms and open-plan living area. The formal lounge, located at the front of the design, means there's plenty of entertaining and living options. The additional bedrooms are accessed off the hallway and close to the two-way bathroom allowing great traffic flow. A separate study is also located next to the bedrooms and is great for a home office, study or retreat. The open-plan kitchen with designer island bench at the rear of the home overlooks the meals and family area - allowing the chef to be part of the action and creating a wonderful open-plan space. Included in this house and land package, you will also find: IN-HOUSE FINANCE AVAILABLE Range of facades to choose from Carpet to Bedroom and Living and timber laminate to remainder Feature Facade Allowance Included NBN Connection 2.7m Ceilings Generous external footings and site works allowance 25 year structural guarantee and 3 month maintenance period ASK ABOUT OUR LATEST OFFER! \*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.