

# LOT 1 Wells Court, Happy Valley, SA 5159

## House For Sale

Friday, 31 May 2024

 AUSTRALIAN  
BUILDING CO.

LOT 1 Wells Court, Happy Valley, SA 5159

Bedrooms: 3

Bathrooms: 2

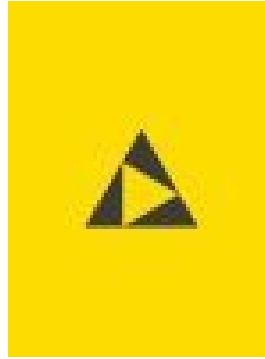
Parkings: 1

Area: 336 m2

Type: House



Robert Pratt  
0478104613



ABC Homes  
131828

**\$603,200**

Archie 14 - Vista Facade This floorplan is compliant with upcoming livability changes to the National Construction Code due to come into effect in October 2024. Australian Building Company build great homes at great prices. Our range of award-winning designs are backed by a 25-year structural guarantee\* and 6 stage quality assurance process. This home packs a lot of punch for its size. With three generous bedrooms, including a master bedroom with ensuite, contemporary kitchen that adjoins to an open plan dining, living and outdoor room, you'll find everything you're looking for at a price you'll love. This home comes with:

- Siteworks allowance
- All Encumbrance requirements included
- Up to 6.6kw Solar system (House specific) with 5kw inverter
- 2.4m Ceiling height
- Master suite with built in robe & ensuite
- Built in Robes to remaining Bedrooms
- Feature render to front facade
- Termite protection
- Colorbond steel roof
- Laminate flooring to entry, kitchen, family and dining
- Carpet to bedrooms
- Modern kitchen including stainless steel appliances
- Overhead kitchen cabinetry
- LED Downlight pack x12
- Continuous Gas Hot water system
- Auto panel lift garage door
- NBN Internet Starter package

You can visit our award-winning displays at Riverlea Park, Angle Vale, Seaford Heights, and Roseworthy. Please note: The Australian Building Company does not supply land. Package price and land availability is correct at time of publication and is subject to change without notice. Package price includes the Australian Building Company standard specification and price may vary depending on selections & additional inclusions. For full list of detailed inclusions please speak to a Sales Consultant. All home & land packages are subject to council and developer approval. ^Package price excludes external lighting, landscaping, stamp duty on land, legal fees and conveyancing costs. Additional site cost may apply if site survey and soil tests indicate footings and site works different to those expected for the location.\*The 25 Year Structural Guarantee applies to all new home building contracts signed after 05/09/20 and is subject to the terms and conditions of the Guarantee which can be found at [abchomes.com.au/terms-conditions](http://abchomes.com.au/terms-conditions). Floor plan is a representation of a Vista facade unless otherwise stated. Australian Building Company reserves the right to alter the images or descriptions without notice, land prices and availability are subject to change without notice. See [abchomes.com.au](http://abchomes.com.au) for full details of standard inclusions and/or terms and conditions. Images contain upgrade items. This information is to be used a guide only and the Australian Building Company no warranties about the accuracy or completeness of the information. SA Builder's makes Licence BLD296885.