

# Lot 100 Wagtail Mews, Mount Barker, SA 5251

## House For Sale

Wednesday, 17 April 2024

**STATESMAN**  
HOMES

Lot 100 Wagtail Mews, Mount Barker, SA 5251

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 557 m2**

**Type: House**



Dallas Chivers

0405808434

**\$652,846**

This house & land package is to be constructed. The Findon by Statesman Homes is designed with all the luxuries for modern living and features open plan living areas. Featuring 3 bedrooms, 2 bathrooms, 2 living areas, the Findon design is a modern home that will suit first home buyers, small families or investors. The master bedroom suite is the perfect retreat at the end of the evening and features an ensuite as well as a his and hers walk-in-robe. There are 2 other bedrooms as well as a separate home theatre room that features double entry doors. Direct access from the garage into the hallway of the home offers peace of mind for the security conscious and provides convenience and ease of access when unloading groceries from the car. The long hallway leads to the open plan kitchen and living spaces at the rear of the home, keeping all the activities away from the sleeping areas. The kitchen features a very spacious walk-in pantry which is a must have for the home chef! Large windows at the rear of the home allow additional light into the home creating a sense of space. This amazing house and land package also includes: Included in this house and land package, you will also find: \$10K discount applied 2700mm high ceilings LED downlights 600mm Westinghouse kitchen appliances Ducted reverse cycle air-conditioning Single span panel lift garage door Portico at front elevation Carpet to bedrooms Timber floors to remainder of home Colorbond roofing Insulation to external and internal walls and ceiling NBN provision Soil removal and generous footings allowance 25-year structural warranty & 3-month maintenance\* 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 Hickenbotham Pty Ltd ABN 13 007 567 222, RLA 230557. Construction Services Australia Pty Ltd ABN 99 007 641 787, Building Licence G8969.