

# Lot 102 Lublin Crescent, Hackham West, SA 5163



## House For Sale

Tuesday, 9 April 2024

Lot 102 Lublin Crescent, Hackham West, SA 5163

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 330 m2**

**Type: House**



Chaise McCardle  
0883660000

**\$565,122**

This house & land package is to be constructed. An entertainer's paradise, the compact San Diego home features a huge living space, plus an activity room and spacious home theatre for all your movie nights. Everything has been thought of with clever storage, interesting design and walk-in robes to all bedrooms. Included in this house and land package, you will also find: 3 bedrooms, all with built in robes and master with ensuite. Single garage with remote control and panel lift door. 2.7m ceilings throughout. Kitchen with walk in pantry, overhead cupboards and stainless steel appliances, including a free dishwasher! Open plan living and dining. Separate home theatre. IT hub or activity space with a store room. Timber laminate floors, carpet to bedrooms. Ducted reverse cycle air-conditioning. NBN connection. Footings and site works budgeted for. Full insulation (garage, ceilings, internal and external walls). A choice of facades (priced with facade 16). A range of colours and selections included in the price from the builders range. 25 year structural guarantee, 3 month maintenance period. \*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.