

# Lot 109 New Road, Mallala, SA 5502

Hickinbotham

## House For Sale

Wednesday, 27 March 2024

Lot 109 New Road, Mallala, SA 5502

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 630 m2

Type: House



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0456296665

**\$556,490**

This house & land package is to be constructed. The Pescara Alfresco by Hickinbotham is a designer home with all the luxuries for modern day living. This gorgeous home comes with spacious casual and formal living spaces, plenty of storage space and a fabulous kitchen. This is a truly outstanding design. A palatial master bedroom suite at the front of the home is a feature, with his and hers walk-in robes and a double basin vanity in the ensuite for extra space. Three additional bedrooms are located through a separate hallway at the rear of the home and are serviced by a convenient three-way bathroom. A formal living room or home theatre space is situated at the front of the home, and the spacious kitchen with designer island bench looks out over the expansive meals and family area through your sliding doors to your alfresco dining area. Included in this house and land package, you will also find: Amazing Location! Excellent Potential growth! Every living day in here is a Picnic!! Walking Paths, Dog Park, BBQ facilities! Reserves & much more!! Massive \$10K Builder Discount Included (Limited Time Only) Colorbond roof Included Double Garage with Single Span Auto Panel lift door Double Power points throughout Included 2700mm Ceiling Included Generous footings & siteworks Included Flooring allowance Included NBN Connection Included Developer Encumbrances Included Ducted Reverse cycle AirCon with separate zones & ducts Included Insulation to external walls & ceiling Included Flyscreen & locks to all windows Included Instantaneous Gas Hot Water System Included Quality Upgrades & finishing to home 25 years structural guarantee 3 months maintenance period\*\* Take advantage of NO STAMP DUTY & \$15K FHOG (SUBJECT TO ELIGIBILITY)\* 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.