

**Lot 11 Andrews Road, Munno Para Downs, SA 5115**



**House For Sale**

Wednesday, 12 June 2024

Lot 11 Andrews Road, Munno Para Downs, SA 5115

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 628 m2**

**Type: House**



Toneya Searle  
0416428687

**\$648,876**

This house & land package is to be constructed. Included in this house and land package, you will also find: Generous site works & Footings allowance included Garage including piers and panel lift colorbond garage door + Remote control unit for Garage door Tiles to verandah / porch / alfresco 2340mm high Hume XN5 translucent glazed front door 2700mm high ceilings 2340mm high Redicote internal painted doors + 2340mm cavity sliding doors 900mm Westinghouse over, cooktop & rangehood Plumbed water point for fridge Feature mosaic splashback tiles to kitchen Designer joinery handles to kitchen, laundry, bathroom and ensuite, finger grip to overheads 1950mm Milan bright natural or black semi-framed shower screens to bathroom and ensuite Shower ledges to bathroom and ensuite Chrome or black Kip sink mixer to laundry Rainwater bypass system including double weatherproof powerpoint Termite barrier treatment to whole house including penetrations and perimeter treatment 3 month warranty period & 25 year structural guarantee\* 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.