

# Lot 123 New Road, Virginia, SA 5120

Hickinbotham

## House For Sale

Wednesday, 10 April 2024

Lot 123 New Road, Virginia, SA 5120

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 480 m2

Type: House



Rohit Khanna

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**\$619,980**

This house & land package is to be constructed. The Lancaster by Hickinbotham offers plenty of room for everyone with 3 spacious bedrooms plus a fourth bedroom or study and two large open space living areas. Plenty of room for everyone - this innovative house and land package by Hickinbotham has it all! The master bedroom suite, with his and hers walk-in robes and ensuite/bathroom has all the convenience modern living demands and a feel of luxury. A galley style kitchen in the centre of the home, equipped with a huge walk-in pantry/scullery, overlooks the meals and family area, bringing the family together. The family and meals area also spill out onto an alfresco area under the main roof, bringing the outside in! The additional 2 bedrooms at the rear of the home feature built-in robes and are separated by a three-way bathroom. Handy features of this house include a direct entry from the double carport into the kitchen, a built-in linen cupboard in the main bathroom and a store cupboard at the front of the home, which can be utilised as a cloakroom. Included in this house and land package, you will also find: Double Garage, automatic panel lift door & concrete slab. Ducted and zoned reverse cycle air conditioning 2700mm high ceilings Carpet to bedrooms & Wooden floating floors to the remainder. Westinghouse appliances 900mm Stone benchtop to kitchen Kitchen and bathroom upgrades Colourbond facias and gutters Free dishwasher Footing allowance included. Instantaneous hot water system Flat breakfast bar Colourbond roof Walk-in robe and shelf Built in robes to rooms. 1200mm high tiling (bathroom & en-suite) 3 rows of tiles over kitchen Milan semi framed shower screens to both shower alcoves. 1 3/4 bowl sink to kitchen Key locks to sliding windows. Exhaust fans. Smoke detectors,\*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.