

# Lot 128 Aurora Drive, Encounter Bay, SA 5211



## House For Sale

Monday, 22 April 2024

Lot 128 Aurora Drive, Encounter Bay, SA 5211

**Bedrooms:** 4

**Bathrooms:** 2

**Parkings:** 2

**Area:** 540 m2

**Type:** House



Chaise McCardle

0883660000

**\$609,034**

This house & land package is to be constructed. The 4 bedroom Louisiana has room for everyone. Brimming with functional features like a huge pantry with direct carport access, an external store, a central alfresco area and a study that can also be used as a home office. Included in this house and land package, you will also find: 4 bedrooms, master with two walk in robes and an ensuite. Large open plan living and dining, plus a separate study, large home theatre and an activity space! Kitchen with stainless steel appliances, walk in pantry, overhead cupboards and a free dishwasher. All flooring (timber laminate and carpets to bedrooms and theatre). Ducted reverse cycle air-conditioning throughout. Alfresco under the main roof. Double garage with panel lift door and remote control. A choice of facades (priced with facade 6). Selections from the builders range included in the price. Huge budget for footings and site works. NBN connection. Full insulation throughout (ceilings, internal and external walls, and garage). 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 Hickinbotham Pty Ltd ABN 13 007 567 222, RLA 230557. Construction Services Australia Pty Ltd ABN 99 007 641 787, Building Licence G8969.