

# Lot 1304 McMillan Parade, Gawler East, SA 5118

Hickinbotham

## House For Sale

Tuesday, 6 February 2024

Lot 1304 McMillan Parade, Gawler East, SA 5118

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 375 m2

Type: House



Jing Li

0883627812

**\$538,800**

This house & land package is to be constructed. The Evian by Hickinbotham is a clever design that makes functional use of space with 4 good-sized bedrooms, all with robes. This design offers a lot of room to spread out with 4 very spacious bedrooms, open plan living areas and a huge kitchen, which includes a walk in pantry. The master bedroom is located at the front of the house for privacy with the meals area and family room located at the back of the house, perfect for entertaining. The bathroom has a separate toilet and separate wash area for convenience, perfect for a busy family. This design also provides secure entry directly from the garage, convenient for unloading groceries from the car into the house. Included in this house and land package, you will also find: Double garage with single panel door Remote control for panel door 2.7m high ceiling 25d roof pitch Floor cover allowance Ducted reverse cycle aircondition Pavers drive way and foot path around house Storm water connection Extra footing allowance Plus more upgrade features Extra discount Offer for limited time only \*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.