

# Lot 1324 Montague Way, Evanston, SA 5116



## House For Sale

Thursday, 30 May 2024

Lot 1324 Montague Way, Evanston, SA 5116

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 563 m2

Type: House



Petros Kanakaris  
0396820700

**\$658,176**

The Nettle 21 floor plan, ideal for 12.5m+ blocks, encompasses 4 bedrooms, 2 bathrooms, and a 2-car garage. This single-storey house design features multiple entertaining zones across both levels, including a separate lounge for relaxation and a vibrant living space extending to an alfresco perfect for outdoor entertaining. The glamorous master suite with a resort-style walk-in robe and ensuite adds luxury, while spacious bedrooms with built-in wardrobes cater to family needs. Additional amenities like a walk-in pantry and study nook enhance its appeal, making it a versatile home for various family dynamics.

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**This Attractive House and Land Package Includes:** Generous Site Cost Allowance Developer & Council Requirements Floor Coverings Throughout Quality Stainless Steel Appliances Colourbond Sectional Garage Door & Remote Controls 12 incredible colour palettes to choose from Lifetime Structural Guarantee Plus, much more

Based on Land Sale of \$325,000 Land Sale by Devine Pty Ltd - RLA 190749 All \*From Price Home and Land packages are subject to Developer and Council approval and is based on Simonds standard floor plan with preferred siting (without alterations). Package Price does not include stamp duty, government, legal or bank charges. Community Infrastructure Levy and Asset Protection Permit are not included in pricing and is to be arranged by the client directly with the Developer (if applicable). Any alterations may incur additional charges. Confirm land price and availability prior to purchase. Simonds reserves the right to withdraw or amend pricing, inclusions and promotion at any time without notice. Please refer to the terms and conditions at [www.simonds.com.au/terms-and-conditions](http://www.simonds.com.au/terms-and-conditions). This package applies to SA - Emerge range only. Please speak with your sales consultant for further details. Pricing is current at 31/05/2024. Facade & Internal images are taken from a similar Simonds display home and are for illustration purposes only. Please talk to your sales consultant for more details