

**Lot 16 Fawcett Street, Littlehampton, SA 5250**



**House For Sale**

Monday, 22 April 2024

Lot 16 Fawcett Street, Littlehampton, SA 5250

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 495 m2**

**Type: House**



Katelynn Ackland

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**\$724,872**

A twin garage sets the scene for this large accommodating four-bedroom family home. As you enter the expansive entranceway you are certain there is a lot more to come. Firstly you are greeted with a spacious separate lounge and then you move onto the family focused entertainment area, dining and casual kitchen. The children have their own wing boasting a bath and shower. The master bedroom is fully self-contained with luxury robes and ensuite. This is a big home that anyone will comfortably grow into. Simonds have been Building Homes Since 1949, and every year, help thousands of Australian's realise their dream of owning a brand new home. In choosing a builder, we believe that each buyer is looking for the best quality, the best service, and the best price. Whilst it is impossible to have all three, Simonds have built our Fixed Price reputation on great quality and service, for what is often the largest investment in our clients lives. As a National Builder with large buying power, our homes are very competitively priced, and most importantly, fantastic value for money. With the transparency of an itemised quotation, a refundable initial deposit, and a Fixed Price contract at the end of the journey, why not enquire with one of the Simonds Sales team today! This Attractive House and Land Package Includes: Generous Site & Footings Costs, Fixed Before Contract Developer Encumbrance and Council Requirements Met 900mm SS European Appliances Quality Laundry & Kitchen Joinery 20 LED Downlights Blinds to doors and windows throughout Timber finished floating floor or tiling to entry, kitchen and living Carpet to bedrooms and remainder of house Panel Lift Garage Door & Remote 3 Coat Paint System, NBN Ready Quality Fixtures & Fittings Atura Profile Concrete Roof Tile Render to Facade Full Stormwater System Ducted R/C Heating & Cooling Lifetime Structural Guarantee Based on Land Sale of \$350,000 Land Sale by Parkland - Littlehampton - RLA 290544 Images shown for illustrative purposes only and may not represent the final product. Prices are based on availability and price of land. Simonds reserves the right to alter any price or substitute any home without prior notice. All house and land packages are subject to developer and/or council final approval. From pricing is based on standard plan, builders preferred siting, site costs allowance, and is subject to extreme site changes beyond our reasonable control and unknown at the time of print. All Home and Land packages are subject to Developer and Council approval. 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.