

**Lot 165 Mint Drive, Hayborough, SA 5211**

**Hickinbotham**

**House For Sale**

Wednesday, 22 May 2024

Lot 165 Mint Drive, Hayborough, SA 5211

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 540 m<sup>2</sup>**

**Type: House**

**\$620,400**

This house & land package is to be constructed. We invited internationally recognised and award-winning Adelaide architect Max Pritchard to design this beautiful home. Included in this house and land package, you will also find: House and Land Package with ready to move in home inclusions. \$17K Promotional discount on built price for a limited time only. 2.7m High ceiling. Automatic remote controlled panel lift colorbond garage door. Tiles to verandah / porch / alfresco. Aluminum powder coated awning windows to main living areas and sliding windows to the remainder, including keylocks. Fly screens to all windows and Alugard/Xgard screens to all external doors. 2340mm high Hume XN5 translucent glazed front door. Luxe carpet to bedrooms, home theatres and rear hallways. Luxe timber laminate to front entry, family, kitchen and meals. Ducted reverse cycle air conditioning with Wi-Fi controller. 900mm Westinghouse appliances. 20mm solid surface benchtop to kitchen. Pot drawers, Kitchen bin with pull out drawer, Under bench microwave provision with pot drawer, Soft close runners and hinges, Hi Flow water filter included. Recessed kickers and Drawer units to vanities. Basis back to wall dual flush toilet suites with soft close. 45 litre inset trough, broom cupboard and bin and 300mm deep overheads with handing rail to Laundry. 3 month warranty period and 25 year structural guarantee. \*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.