

# Lot 180 Namoorra Rise, Murray Bridge, SA 5253

Hickinbotham

## House For Sale

Friday, 31 May 2024

Lot 180 Namoorra Rise, Murray Bridge, SA 5253

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 480 m2

Type: House



Cliff Green

0431935956

**\$568,000**

This house & land package is to be constructed. Centred around natural light with well-placed windows allowing every inch of the living spaces to feel bright and inviting. Included in this house and land package, you will also find: 2700 high ceilings (no brickwork over) 25-degree roof pitch 450mm eaves Colorbond fascias and gutters Bela Entrance to the front door, Bela Lockset to all other external doors including garage access Flooring throughout Ducted reverse cycle air-conditioning Flat breakfast bars Milan 1950 high shower screens (bright natural) Basis back to wall toilet suite with 1.2m tiling behind Luna inset basins Pop up plug to basins (chrome) Kip basin mixers (chrome) Kip bath/shower mixers (chrome) Kip basin/bath outlet 180mm (chrome) Series A Adjustable Wall Shower (chrome) Newbury 1525 bath Stainless steel drain grates Kip sink mixer to kitchen (chrome) Kip sink mixer to laundry Inset trough to laundry with up to 1.2m cabinets (tiling behind) Clipsal Iconic Electrical Points to powerpoints/light switches Rp4 weather strips to front/laundry/garage access to house door Rainwater by-pass loop Wind speed included up to N3 Energy rating assessment fee Site Survey \*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.