

# Lot 196 Silver Gull Way, Port Noarlunga South, SA 5167

Hickinbotham

## House For Sale

Friday, 29 March 2024

Lot 196 Silver Gull Way, Port Noarlunga South, SA 5167

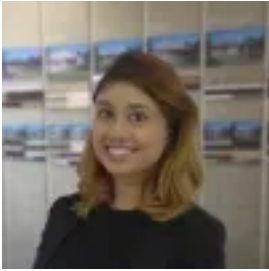
Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 300 m2

Type: House



Tish Hirani

0883660000

**\$580,310**

This house & land package is to be constructed. The Provence Alfresco features a master bedroom at the front of the house which includes a walk-in robe and ensuite bathroom for maximum convenience and comfort. There are three other additional bedrooms with one being perfect to convert to an optional study. A laundry and second bathroom is located in the middle of the house to service all guests. The kitchen, with plenty of bench space looks out over the vast meals and family area, which is perfect for family gatherings. Sliding doors open this area to the alfresco patio area designed for easy outdoor living and entertaining. Included in this house and land package, you will also find: EXCLUSIVE BLOCKS AVAILABLE THROUGH HICKINBOTHAM HOMES 2700mm high ceilings Single Garage with automatic panel lift door Overhead cupboards to the kitchen, stainless steel appliances and a dishwasher Walk in pantry Flooring included to all areas inside of home Energy efficient ducted and zoned reverse cycle air conditioning (Heating and Cooling) Laundry joinery included Insulation throughout including R6.0 ceiling insulation, internal & external walls included as well. Gas instantaneous hot water system Generous site works and footings allowances All encumbrance items included Walk-in robe and ensuite to the master bedroom Like a different design? Packages can be modified to your liking! \*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.