

# Lot 197 New Road, Murray Bridge, SA 5253

## House For Sale

Tuesday, 11 June 2024

**STATESMAN**  
HOMES

Lot 197 New Road, Murray Bridge, SA 5253

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 578 m2**

**Type: House**



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**\$538,000**

This house & land package is to be constructed. The Myrtle Alfresco by Statesman Homes offers clever features like a kitchen office, a roomy walk-in pantry and an alfresco courtyard. This gorgeous family home presents luxury modern living at its best and features a palatial master bedroom suite with private ensuite and walk-in-robe. Further down the hallway, the home theatre room provides a great space for entertaining or the perfect spot to unwind after a long and busy day. This home also has 3 additional bedrooms, all with built-in robes, located at the side of the home and serviced by a three-way bathroom with separate toilet for added convenience. These bedrooms have been cleverly positioned away from the living areas to create a segregated sleeping zone. The study, located off the main entrance, provides the ideal location for a home office. Designed with flexibility in mind, this room can also be used as a guest room for large families. The spacious kitchen is located in the centre of the home and features a kitchen office/study nook where children can be supervised whilst meals are being prepared. With views over the family and meals area, the home chef gets to feel involved with all the action! The meals area spills out onto a sensational alfresco area, designed to make use of our Mediterranean climate. Architect-designed to suit the modern family, the Myrtle Alfresco offers contemporary living to suit various lifestyles. Included in this house and land package, you will also find: 2700mm high ceilings Reverse Cycle air-conditioning Carpet to bedrooms Timber laminate flooring to living area 900mm Westinghouse Stainless Steel Appliances Colourbond Roof Colorbond fascias and gutters 25 degree roof pitch - 450mm eaves Single span panel lift garage door Insulation to internal walls, external walls and ceiling Bela Entrance to the front door, Bela Lockset to all other external doors including garage access Milan 1950 high shower screens 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) 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 NBN provision Rainwater by-pass loop Wind speed included up to N3 Energy rating assessment fee Site Survey 25-year structural warranty & 3-month maintenance period Footings allowance\* 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.