

# Lot 197 Nyon Court, Angle Vale, SA 5117



## House For Sale

Wednesday, 12 June 2024

Lot 197 Nyon Court, Angle Vale, SA 5117

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 525 m2

Type: House



Llewelyn Dias  
0450912104

**\$718,210**

This house & land package is to be constructed. Included in this house and land package, you will also find: Frontage 7 or choice of other facades \$17,000 build discount applied (Limited time offer) Ducted reverse cycle air conditioning with wifi controller 2700mm high ceilings & 2340mm high internal doors + Carpet and Timber flooring Stainless Steel Cooktop, 900mm Oven & Westinghouse Retractable Rangehood Vinyl/mirror sliding robes with drawer units & drawer units to walk-in-robe Clipsal Iconic light switches, television points, data points and double power points Bela round internal door handles + Kip sink mixer with feature mosaic splashback tiles to kitchen 25 degree roof pitch with 450mm eaves + colorbond roof, fascias and gutters & NBN connection Flyscreens to all windows (excludes sliding doors) & Termite barrier treatment to whole house Milan Semi-Framed Shower Screens + 900mm high mirror full length of vanity to ensuite & bath Insulation R2.5 to External Walls R5.0 to Ceiling and internal walls Generous Siteworks and Footings Allowance 3 month warranty period + 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.