

Lot 197 Nyon Ct, Angle Vale, SA 5117

Hickinbotham

House For Sale

Wednesday, 12 June 2024

Lot 197 Nyon Ct, Angle Vale, SA 5117

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 525 m2

Type: House



Samy Syed

0456296665

\$748,700

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: New Love Life Design Luxury Upgrades to whole house Double Garage with Auto Panel lift door 2700mm Ceiling Height Attractive House Facade (as per Estate Encumbrance) Upgraded Front Door Ducted Reverse cycle Air conditioning with WIFI controller Overhead cupboards & 900mm Westinghouse Appliances to Kitchen Stone bench with undermount sink Shower ledges & floor to ceiling tilings in wet areas Luxe Carpet & timber laminate flooring Insulation to ceiling & internal/external walls Generous footings/siteworks allowance & NBN Ready Flyscreen & lock to all windows Instantaneous Gas Hot Water System Smoke Detectors 25 years structural guarantee & 3 months maintenance period **Take advantage of massive \$17K builder DISCOUNT (FOR LIMITED TIME ONLY)** Take advantage of NO STAMP DUTY** Land is subject to availability & price* 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.