

# Lot 2 Sturt Street, Murray Bridge, SA 5253

**STATESMAN**  
HOMES

## House For Sale

Wednesday, 17 April 2024

Lot 2 Sturt Street, Murray Bridge, SA 5253

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 465 m2**

**Type: House**



Michael Metcalfe  
0407504122

**\$439,115**

This house & land package is to be constructed. Combining casual and formal family living for great entertaining and living options! The Brooklyn features three generous bedrooms, two that include enough space for built in robes and in the master bedroom suite there are the added luxuries of both a private ensuite and walk-in robe. A second bathroom is conveniently located in the centre of the design to service the rest of the house. The generous kitchen with plenty of bench space is located at the rear of the home along with the open-plan family and meals area, so there's more than enough room for all the family activities. There is also a separate living area to have both casual and formal living options. The rear of the home also has large glass sliding doors and windows to let the light stream in and make entertaining a breeze. Included in this house and land package, you will also find: INCLUDED: NEW & IMPROVED PREMIER SPECIFICATION!! Ducted reverse cycle a/c Flooring throughout Driveway and perimeter paving Stormwater connection Car accommodation w/ single span panel lift door 2.7m ceilings Colorbond roof, Colorbond gutters and fascia Front elevation upgrades Ceiling and external wall insulation Clipsal Iconic internal powerpoints and light switches Overhead cupboards Dishwasher provision Underbench microwave provision Broom cupboard, benchtop and inset trough Kip tap mixers throughout Luna inset basins Back to wall toilet suites Siteworks and footings allowance 3 month maintenance 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.