

Lot 208 Dankie Road, Murray Bridge, SA 5253

House For Sale

Friday, 29 March 2024

STATESMAN
HOMES

Lot 208 Dankie Road, Murray Bridge, SA 5253

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 450 m2

Type: House



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\$470,000

This house & land package is to be constructed. The Findon Alfresco by Statesman Homes is designed with all the luxuries for modern living and features open plan living areas. Featuring 3 bedrooms, 2 bathrooms, 2 living areas, the Findon design is a modern home that will suit first home buyers, small families or investors. The master bedroom suite is the perfect retreat at the end of the evening and features an ensuite as well as a his and hers walk-in-robe. There are 2 other bedrooms as well as a separate home theatre room that features double entry doors. Direct access from the garage into the hallway of the home offers peace of mind for the security conscious and provides convenience and ease of access when unloading groceries from the car. The long hallway leads to the open plan kitchen and living spaces at the rear of the home, keeping all the activities away from the sleeping areas. The kitchen features a very spacious walk-in pantry which is a must have for the home chef! Large sliding doors near the meals area opens out to the alfresco area and the windows allow additional light into the home creating a sense of space. 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.