

Lot 208 Emerald Drive, Hayborough, SA 5211

Hickinbotham

House For Sale

Wednesday, 12 June 2024

Lot 208 Emerald Drive, Hayborough, SA 5211

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 653 m²

Type: House

\$629,000

This house & land package is to be constructed. Featuring a kitchen planned to ensure seamless movement between work zones, with maximised storage, durable surfaces, luxe 900mm appliances and optimum lighting for food preparation. Included in this house and land package, you will also find: \$10K Discount on Land price and \$17K discount on Build price included. 2.7m High ceiling. Automatic remote controlled panel lift colorbond garage door. Tiles to verandah / porch / alfresco. Aluminium powder coated awning windows to main living areas and sliding windows to the remainder, including keylocks. Flyscreens to all windows and Alugard/Xgard screens to all external doors. 2340mm high Hume XN5 translucent glazed front door. Luxe carpet to bedrooms, home theatres and rear hallways. Luxe timber laminate to front entry, family, kitchen and meals. Ducted reverse cycle air conditioning with wifi controller. 900mm Westing house appliances. 20mm solid surface benchtop to kitchen. Pot drawers, Kitchen bin with pull out drawer, Under bench microwave provision with pot drawer, Soft close runners and hinges, Hi Flow water filter included. Recessed kickers and Drawer units to vanities. Basis back to wall dual flush toilet suites with soft close. 45 litre inset trough, broom cupboard and bin and 300mm deep overheads with handing rail to Laundry. 3 month warranty period and 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.