

# Lot 238 Bacca Drive, Angle Vale, SA 5117



## House For Sale

Sunday, 24 March 2024

Lot 238 Bacca Drive, Angle Vale, SA 5117

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 600 m2

Type: House



Llewelyn Dias  
0450912104

**\$677,958**

This house & land package is to be constructed. A large master suite with a private courtyard, home theatre, alfresco living and a separate children's wing with dedicated activity area makes the Washington a parent's delight. Included in this house and land package, you will also find: Frontage 17 (as pictured) or your choice \$10,000 discount applied on build (Limited Time Offer) or monthly discount Automatic single span panel lift door with remote control Ducted reverse cycle air conditioning 2700mm ceiling height Carpet to Bedrooms Timber Laminate to remainder Overhead cupboards to Kitchen, including over fridge Stainless Steel Cooktop, Oven, Westinghouse Retractable Rangehood Dishwasher & Microwave provision National Broadband Network Provision (NBN) Colorbond roof, fascias & gutters Robes to all bedrooms & Flyscreens to all windows (excludes sliding doors) Whole by Home termite protection Milan Semi-Frameless Shower Screens Insulation R2.5 to External Walls R5.0 to Ceiling Generous Siteworks and Footings Allowance 3 Month Maintenance & 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 Hickenbotham Pty Ltd ABN 13 007 567 222, RLA 230557. Construction Services Australia Pty Ltd ABN 99 007 641 787, Building Licence G8969.