

# Lot 25 Knappstein Avenue, Roseworthy, SA 5371

Hickinbotham

## House For Sale

Thursday, 16 November 2023

Lot 25 Knappstein Avenue, Roseworthy, SA 5371

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 478 m2

Type: House



Josh Hansford

0433445750

**\$624,700**

This house & land package is to be constructed and can be modified to suit your own requirements. An efficient floorplan with ample storage space for unsurpassed levels of convenience and comfort. The laundry, butler's pantry, store room and mud room have all joinery included. Included in this house and land package, you will also find: Brand NEW 'LOVE LIFE' Floor Plan with STYLE Inclusions Generous Footings & Site works Allowance for Roseworthy Automatic Panel Lift Garage Door Reverse Cycle Ducted A/C for home size with wifi controller Carpet to Beds and Timber Laminate to remainder Slab & Tiles to Alfresco Tiled Ledges to Shower Alcoves & other bathroom upgrades Insulation to Ceiling, Internal and External walls Stone benchtops, pot drawers & soft close joinery throughout Overhead cupboards to kitchen & Dishwasher Provision 900mm Westinghouse Stainless Steel appliances Butler's Pantry INCLUDED Laundry joinery fit out included 2.7m high ceilings throughout \$6000 allowance for Facade Options NBN Connection & Double Powerpoints throughout Built in Mirror/Vinyl robes Colorbond Roof & Gutters/Fascias PLUS SO MUCH MORE, contact for full list of inclusions 25 year structural guarantee & 3 month maintenance period Package includes a \$15K Cash Discount Promotion \*subject to eligibility (Monthly Promotion may differ and can be applied, enquire for details) \*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.