

# LOT 281 Germaine Grove, Roseworthy, SA 5371

## House For Sale

Sunday, 24 March 2024



LOT 281 Germaine Grove, Roseworthy, SA 5371

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 540 m2

Type: House



Dennis Meaker



ABC Homes  
131828

**\$707,600**

Saville 29 - Yarragul Facade This house and land package is eligible for Metricon's Fast Track program and 35 week# build time guarantee. With Fast Track you could start building in as little as 12 weeks\*! Speak to our team to find out how we can Fast Track your new home build today. Plus with our 35 week# build time guarantee you can move in sooner with Metricon and love where you live. Australian Building Company build great homes at great prices. Our range of award-winning designs are backed by a 25-year structural guarantee\* and 6 stage quality assurance process. The Saville 29 offers flexibility in family living with 4 bedrooms and 2 bathrooms. With a master suite, including WIR and ensuite at the rear and a cleverly designed children's wing featuring 3 bedrooms, family bathroom and leisure room, the Saville provides room to move. A separate study, rumpus and integrated kitchen, living and dining complete the spacious floorplan. This home comes with:

- Siteworks allowance
- All Encumbrance requirements included
- 2.7m Ceiling height
- Master suite with walk in robe & ensuite
- Built in Robes to Bedrooms 2-3 & walk in robe to bedroom 4
- Feature render to front facade
- Termite protection
- Colorbond steel roof
- Laminate flooring to entry, kitchen, family and dining
- Carpet to bedrooms
- Modern kitchen including walk in pantry & stainless steel appliances
- Overhead kitchen cabinetry
- 3 living areas & a study
- LED Downlight pack x12
- Continuous Gas Hot water system
- Auto panel lift double garage door
- NBN Internet Starter package

You can visit our award-winning displays at Riverlea Park, Angle Vale, Seaford Heights, and Roseworthy. Please note: The Australian Building Company does not supply land. Package price and land availability is correct at time of publication and is subject to change without notice. Package price includes the Australian Building Company standard specification and price may vary depending on selections & additional inclusions. For full list of detailed inclusions please speak to a Sales Consultant. All home & land packages are subject to council and developer approval. ^Package price excludes external lighting, landscaping, stamp duty on land, legal fees and conveyancing costs. Additional site cost may apply if site survey and soil tests indicate footings and site works different to those expected for the location.\*The 25 Year Structural Guarantee applies to all new home building contracts signed after 05/09/20 and is subject to the terms and conditions of the Guarantee which can be found at [abchomes.com.au/terms-conditions](http://abchomes.com.au/terms-conditions). Floor plan is a representation of a Vista facade unless otherwise stated. Australian Building Company reserves the right to alter the images or descriptions without notice, land prices and availability are subject to change without notice. See [abchomes.com.au](http://abchomes.com.au) for full details of standard inclusions and/or terms and conditions. Images contain upgrade items. This information is to be used as a guide only and the Australian Building Company no warranties about the accuracy or completeness of the information. SA Builder's makes Licence BLD296885. \*Metricon's Fast Track 12 Weeks to Site Start Program is available on new deposits from 12th July 2023 for a limited time only. Written confirmation must be received from Metricon confirming customer qualification for the 12 Weeks To Site Start Program. Limited numbers available per month. 12 week Site Start program starts from deposit registered. Available only on titled and accessible land in valid SA build regions up to 50km from GPO (as defined on [metricon.com.au/where-we-build](http://metricon.com.au/where-we-build)). Excludes homes with non-standard structural variations, sites with an excess of 600mm of fall, unsewered sites and sites requiring demolition. Change in home design after date of deposit will alter/void any guaranteed timeframes. Delays with land titling will alter/void any guaranteed timeframes. Metricon does not supply land. Any requests for further variations after contract signing will alter/void any guaranteed timeframes. Delays with customer finance will alter/void any guaranteed timeframes. Application must meet deemed to satisfy council requirements. All Metricon documentation including contract, variations and selections must be returned within two business days of issue. Fast Track 12 Weeks to Site Start Program excludes Christmas industry shutdown period. Metricon is not in any way responsible for the provision of finance or credit assistance. Available on single storey HomeSolution and Freedom by Metricon homes. #35 week build time guarantee available on new deposits on our standard HomeSolution range from 01.02.2023 for a limited time in valid SA build regions up to 50kms from GPO. No structural variations are permitted and sites with an excess of 600mm of fall, unsewered sites and sites requiring demolition are ineligible. Change in home design after date of deposit will alter/void any guaranteed timeframes. Any variations on-site will alter/void guaranteed timeframes. "35 week build time" excludes Christmas industry shutdown and any period where the finish date was pushed back for reasons outside of Metricon's control (as per clause 11.3 of the building contract) and starts from date of site start. If the building works don't reach practical completion by the finish date (as such terms are defined in the building contract), Metricon will pay you \$250 for each week, deducted from the final progress payment. Metricon is not in any way responsible for the provision of finance or credit assistance. SA

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