

# Lot 303 Augustine Drive, Roseworthy, SA 5371

## House For Sale

Tuesday, 2 April 2024



Lot 303 Augustine Drive, Roseworthy, SA 5371

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 630 m2**

**Type: House**



Jarryd Slater

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**\$790,421**

This well presented home showcases the Forbes 30 at its finest. With 4 spacious bedrooms, 2 bathrooms and open plan living you are spoilt for choice in this expansive home. Appreciate quiet time in the secluded master bedroom located at the front of the home, complete with walk-in robe and large ensuite. The Forbes 31 comes complete with 3 living spaces, perfect for movie nights in with the household. Enjoy entertaining guests in the spacious kitchen complete with a butlers pantry, as well as open plan living and dining that leads to a large alfresco area. This home is perfect for the growing family and multigenerational living. Simonds have been Building Homes Since 1949, and every year, help thousands of Australian's realise their dream of owning a brand new home. In choosing a builder, we believe that each buyer is looking for the best quality, the best service, and the best price. Whilst it is impossible to have all three, Simonds have built our Fixed Price reputation on great quality and service, for what is often the largest investment in our clients lives. As a National Builder with large buying power, our homes are very competitively priced, and most importantly, fantastic value for money. With the transparency of an itemised quotation, a refundable initial deposit, and a Fixed Price contract at the end of the journey, why not enquire with one of the Simonds Sales team today! This Attractive House and Land Package Includes: Generous Site & Footings Costs, Fixed Before Contract Developer Encumbrance and Council Requirements Met 900mm SS European Appliances Quality Laundry & Kitchen Joinery 20 LED Downlights Blinds to doors and windows throughout Timber finished floating floor or tiling to entry, kitchen and living Carpet to bedrooms and remainder of house Panel Lift Garage Door & Remote 3 Coat Paint System, NBN Ready Quality Fixtures & Fittings Atura Profile Concrete Roof Tile Render to Facade Full Stormwater System Ducted R/C Heating & Cooling Lifetime Structural Guarantee Based on Land Sale of \$371,000 Land Sale by Land Vision Group RLA 68780 Images shown for illustrative purposes only and may not represent the final product. Prices are based on availability and price of land. Simonds reserves the right to alter any price or substitute any home without prior notice. All house and land packages are subject to developer and/or council final approval. From pricing is based on standard plan, builders preferred siting, site costs allowance, and is subject to extreme site changes beyond our reasonable control and unknown at the time of print. All Home and Land packages are subject to Developer and Council approval. Package Price does not include stamp duty, government, legal or bank charges. Community Infrastructure Levy and Asset Protection Permit are not included in pricing and is to be arranged by the client directly with the Developer (if applicable). Any alterations may incur additional charges. Confirm land price and availability prior to purchase. Simonds reserves the right to withdraw or amend pricing, inclusions and promotion at any time without notice.