

# Lot 303 Aurora Drive, Encounter Bay, SA 5211

Hickinbotham

## House For Sale

Wednesday, 29 May 2024

Lot 303 Aurora Drive, Encounter Bay, SA 5211

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 450 m2

Type: House



Drew Westcott  
0883660000

**\$614,860**

This house & land package is to be constructed. Centred around natural light with well-placed windows allowing every inch of the living spaces to feel bright and inviting. Included in this house and land package, you will also find: FLAT BUILD READY LOT BENCHED AND RETAINED NEW LOVE LIFE floorplan with Style range inclusions Fast tracked building process Includes H4 elevation as per Granada Alfresco display home Double Garage, concrete slab & automatic panel lift door Colorbond roof, gutters and fascias 2.7m ceilings throughout, with taller 2340 internal doors Awning windows to living areas Entertainer style kitchens with 900mm appliances Engineered stone benchtops and overhead cupboards Luxury bathroom and ensuite upgrades Tiled shower ledges to showers, semi framed shower screens Soft close joinery drawers and doors throughout Laundries, stores and mudrooms with joinery included Thoughtfully placed double wall cavity sliding doors Double power points throughout Iconic range 1200mm high tiling (bathroom & ensuite) & 3 rows of tiles over kitchen NBN Provision Instantaneous hot water system Ducted reverse cycle heating & cooling air conditioning Generous Sitework and Footings allowance \*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.