

# Lot 303 Oceanic Crescent, Encounter Bay, SA 5211

Hickinbotham

## House For Sale

Tuesday, 14 November 2023

Lot 303 Oceanic Crescent, Encounter Bay, SA 5211

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 450 m2

Type: House



Michelle Bryant  
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**\$549,052**

This house & land package is to be constructed and can be modified to suit your own requirements. Planned with good movement or flow in mind, we've collaborated with SA's best architects, including Max Pritchard to ensure we get it right. Included in this house and land package, you will also find: Brand new LOVE LIFE design Located in Seascope Estate Encounter Bay 3 Bedrooms 2 living areas Carpet to bedrooms Timber floating floors to the remainder Walk thru Robe Huge Walk-In Pantry & Store Upgraded Laundry Ducted Reverse Cycle air conditioning Shower ledges to bathroom and ensuite Dishwasher 20mm stone benchtops to kitchen Insulation to ceilings, walls and garage Alfresco with Slab & Tiles NBN ready 2340mm high internal/External doors 2700 Ceilings 25-degree roof pitch with 450mm eaves Roof reinforcement for solar provisioning Double Garage Single Span Panel Lift door with remote Choice of Facade Encumbrance requirements included Generous site works and footing allowances First home owners grant available. Finance assistance available.\*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.