

Lot 306 Augustine Drive, Roseworthy, SA 5371

House For Sale

Friday, 12 April 2024

AUSTRALIAN
BUILDING CO.

Lot 306 Augustine Drive, Roseworthy, SA 5371

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 474 m2

Type: House



Alysa Princi
0407206998

\$764,070

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. Our most popular home series, the Lloyd offers a superb amount for space for a reasonable price tag. The Lloyd 20 boasts 4 bedrooms, Master with WIR and ensuite, central family bathroom with separate toilet plus open plan kitchen, meals and family area. Complete with a double garage with remote control access. This home comes with:

- Siteworks allowance
- 2.7m Ceiling height
- 450mm eaves
- 25 degree roof pitch
- Master suite with walk in robe & ensuite
- Built in Robes to remaining Bedrooms
- Feature render to front facade
- Termite protection
- Colorbond steel roof
- Laminate flooring to entry, kitchen, family and dining
- Carpet to bedrooms
- Modern kitchen including stainless steel appliances and 600mm dishwasher
- Overhead kitchen cabinetry
- LED Downlight pack x18
- Stormwater system
- 1100L rain water tank
- Auto panel lift garage door
- NBN Internet Starter package
- Soft landscaping to front and rear yard.
- Single fold down clothes line
- Letter box including street number
- 1800mm high colorbond fencing to side and rear yard boundaries including 1800mm high side wing gate.
- Plain grey concrete paving to perimeter paths and driveway.
- Two split reverse cycle air-conditioners: One to family/dining and one to master bedroom
- Blinds to all bedrooms and living areas (excludes laundry)
- UHF/VHF digital compatible antenna

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, 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. 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 for full details of standard inclusions and/or terms and conditions. Images contain upgrade items. This information is to be used a guide only and the Australian Building Company no warranties about the accuracy or completeness of the information. SA Builder's makes Licence BLD296885.