

# Lot 306 Gracewood, Mallala, SA 5502



## House For Sale

Wednesday, 12 June 2024

Lot 306 Gracewood, Mallala, SA 5502

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 450 m2**

**Type: House**



Hussein Witwit  
0450240634

**\$454,845**

Welcome to The Macquarie Ensuite. Located in the well renowned Gracewood Estate, Only 46 minutes from Adelaides CBD. On a 450m2 allotment, this house and land package includes 2.7m (High Ceilings), Double Garage, Single Panel Garage door and much more. This 3 Bedroom house is truly the perfect place to get started, whether your looking to buy your first home or simply to purchase as an investment. Feel free to give us a call to discuss your future home interests. Included in this package you will also find: \* Double Garage, Inc Auto Panel Door's \* 2.7 Ceilings \* Insulaltion \* Built in Robes \* Stainless Steel Appliances \* Site Work & Footings - Allowance \* Plus Much Much More \* Conditions apply. Certain elevations may not match the particular floor plan published in this package, as such all floor plans and elevations are for illustration purposes only. Note: Plans and photographs are indicative only E.&OE - Prices may vary depending on selections, engineering, council and utility requirements and adjustments to allowances. All packages are subject to final Council or Developer approval. The land referred to in this House & Land Package is not owned by Sterling Homes. Sterling Homes makes no representation about the suitability of the land to build on or otherwise. You must satisfy yourself of that by inspection or by taking professional advice. Land subject to availability. Land component sale by Wel.co RLA: 306035