

# Lot 31 Crozier Road, Victor Harbor, SA 5211



## House For Sale

Tuesday, 9 April 2024

Lot 31 Crozier Road, Victor Harbor, SA 5211

**Bedrooms:** 4

**Bathrooms:** 2

**Parkings:** 2

**Area:** 31 m2

**Type:** House



Guru Singh

0452249999

**\$582,895**

This house & land package is to be constructed. Included in this house and land package, you will also find: Large 619sqm Torrens Titled allotment Located within the beautiful Riverview Estate Frontage 14 (as pictured) or your choice Automatic single-span panel lift door with remote control Ducted reverse cycle air conditioning 2700mm ceiling height Carpet to Bedrooms Timber Laminate to remainder Overhead cupboards to Kitchen, incl. over fridge Overhead cupboards to Laundry Stainless Steel Cooktop, Westinghouse Retractable Rangehood Dishwasher & Microwave provision National Broadband Network Provision (NBN) Robes to all bedrooms & Flyscreens to all windows (with sliding doors mirror finish) Insulation R2.5 to External Walls R5.0 to Ceiling and R2 to internal walls Generous Siteworks and Footings Allowance FREE Whole by Home termite protection FREE Milan Semi-Frameless Shower Screens 3-Month Maintenance & 25-Year Structural Guarantee\* 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.