

LOT 311 Augustine Drive, Roseworthy, SA 5371

House For Sale

Saturday, 18 November 2023

 AUSTRALIAN
BUILDING CO.

LOT 311 Augustine Drive, Roseworthy, SA 5371

Bedrooms: 4

Bathrooms: 2

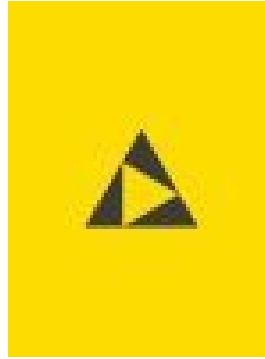
Parkings: 2

Area: 458 m2

Type: House



Dennis Meaker



ABC Homes
131828

\$616,150

This house and land package is eligible for ABC's Fast As program and 35 week# build time guarantee. With Fast As you could start building in as little as 12 weeks*! Speak to our team to find out how we can Fast Track your new home build today. Plus with our 35 week# build time guarantee you can move in sooner with ABC, home building made easy 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. This home comes with:

- Choice of 6 external and internal colour schemes
- Feature render to facade
- Colorbond roof
- Auto Panel-lift Door
- Built in Robes to Bedrooms
- 2.7m ceilings
- 450mm Eaves
- 25 Degree Roof Pitch
- Laminate flooring to entry, kitchen, family and dining
- Carpet to all remaining areas
- 600mm Stainless Steel appliances
- NBN Internet Starter package
- Termite protection

Our most popular home series, the Lloyd is designed for modern day family living! The Lloyd 23 offers a superb amount for space for a great price. Boasting 4 bedrooms, master with WIR and ensuite, the Lloyd 23 incorporates a "children's wing", perfectly primed for the growing family. This is a home built for modern open plan living with the integrated kitchen, dining and family room opening out to an outdoor room. You can visit our award-winning displays at Riverlea Park, 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, landscaping, 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 as a guide only and the Australian Building Company no warranties about the accuracy or completeness of the information. SA Builder's makes Licence BLD296885. *ABC's Fast As 12 Weeks to Site Start Program is available on new deposits from 12th July 2023 for a limited time only. Written confirmation must be received from ABC confirming customer qualification for the 12 Weeks To Site Start Program. Limited numbers available per month. 12 week Site Start program starts from deposit registered. Available only on titled and accessible land in valid SA build regions up to 50km from GPO (as defined on abchomes.com.au). Excludes homes with non-standard structural variations, sites with an excess of 600mm of fall, unsewered sites and sites requiring demolition. Change in home design after date of deposit will alter/void any guaranteed timeframes. Delays with land titling will alter/void any guaranteed timeframes. ABC does not supply land. Any requests for further variations after contract signing will alter/void any guaranteed timeframes. Delays with customer finance will alter/void any guaranteed timeframes. Application must meet deemed to satisfy council requirements. All ABC documentation including contract, variations and selections must be returned within two business days of issue. Fast Track 12 Weeks to Site Start Program excludes Christmas industry shutdown period. ABC is not in any way responsible for the provision of finance or credit assistance. Available on single storey ABC homes. #35 week build time guarantee available on new deposits on our standard ABC range from 01.02.2023 for a limited time in valid SA build regions up to 50kms from GPO. No structural variations are permitted and sites with an excess of 600mm of fall, unsewered sites and sites requiring demolition are ineligible. Change in home design after date of deposit will alter/void any guaranteed timeframes. Any variations on-site will alter/void guaranteed timeframes. "35 week build time" excludes Christmas industry shutdown and any period where the finish date was pushed back for reasons outside of ABC's control (as per clause 11.3 of the building contract) and starts from date of site start. If the building works don't reach practical completion by the finish date (as such terms are defined in the building contract), ABC will pay you \$250 for each week, deducted from the final progress payment. ABC is not in any way responsible for the provision of finance or credit assistance. SA Builder's licence BLD296885.