

# Lot 319 Mandorla Boulevard, Munno Para Downs, SA **Hickinbotham** 5115

## House For Sale

Friday, 19 January 2024

Lot 319 Mandorla Boulevard, Munno Para Downs, SA 5115

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 375 m2**

**Type: House**



Tish Hirani

0883660000

**\$547,700**

This house & land package is to be constructed. The Colmar by Hickinbotham is a popular design and offers 4 bedrooms, 2 bathrooms and features a state-of-the-art kitchen. The master bedroom suite, with a spacious walk-in robe and walk through ensuite has all the convenience modern living demands and a feel of luxury. Three other good size bedrooms also include robes and a separate living/home theatre means there is plenty of room for everyone. As you open the front door of the home the wide entrance hall accentuates the open-space in the design, while the angled hallway adds interest. The large kitchen overlooks the spacious meals and family area. Allowing the family to coordinate activities and spend time together. The large windows and glass sliding doors let the light stream and give this open-plan space an airy feel. Included in this house and land package, you will also find: EXCLUSIVE BLOCKS AVAILABLE THROUGH HICKINBOTHAM 2700mm high ceilings Double Garage with automatic single span panel lift door Overhead cupboards to the kitchen, stainless steel appliances and a dishwasher Walk-in pantry and store Flooring included to all areas inside of home Energy efficient ducted and zoned reverse cycle air conditioning (Heating and Cooling) Laundry joinery included Insulation throughout including R6.0 ceiling insulation, internal & external walls included as well. Gas instantaneous hot water system Generous site works and footings allowances All encumbrance items included Walk-in robe and ensuite to the master bedroom, BIR to all remaining bedrooms Like a different design? Packages can be modified to your liking! CLIENTS MUST HAVE PRE-APPROVAL OR CAPACITY LETTER FROM BROKER TO SECURE.\* 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.