

# Lot 323 Augustine Drive, Roseworthy, SA 5371

## House For Sale

Wednesday, 8 May 2024



Lot 323 Augustine Drive, Roseworthy, SA 5371

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 446 m2

Type: House



Jarryd Slater

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**\$746,310**

The Pollock 23 house design, spanning 219m<sup>2</sup>, is a testament to modern living with 4 bedrooms and 2 bathrooms, crafted for those who love to entertain. This single-storey home's heart is its light-filled kitchen and dining area, leading to an expansive living space and alfresco, perfect for gatherings. The master bedroom, a luxurious retreat, features a walk-in robe and ensuite, while the three additional bedrooms, each with built-in robes, share a family bathroom. The bright, opulent kitchen, complete with a walk-in pantry, anchors the sweeping open-plan layout, making the Pollock a beacon of form and function for modern families.

Simonds Home & Land Package

Simonds have been Building Homes Since 1949, and every year, help thousands of Australian's realise their dream of owning a brand new home. In choosing a builder, we believe that each buyer is looking for the best quality, the best service, and the best price. Whilst it is impossible to have all three, Simonds have built our Fixed Price reputation on great quality and service, for what is often the largest investment in our clients lives. As a National Builder with large buying power, our homes are very competitively priced, and most importantly, fantastic value for money. With the transparency of an itemised quotation, a refundable initial deposit, and a Fixed Price contract at the end of the journey, why not enquire with one of the Simonds Sales team today!

This Attractive House and Land Package Includes: Generous Site Cost Allowance Developer & Council Requirements Smeg Appliances, Downlights throughout Floor coverings Throughout, choice of 600x600 Tiles or Engineered Timber (carpet to bedrooms) 40mm Stone benchtops to kitchen, 20mm Stone benchtops to Bathrooms 2.74m (9 foot) Ceilings throughout Semi Frameless Showerscreens Up to 12 Brick colours to choose from Ducted Reverse Cycle Heating & Cooling Land Sale by All \*From Price Home and Land packages are subject to Developer and Council approval and is based on Simonds standard floor plan with preferred siting (without alterations). Package Price does not include stamp duty, government, legal or bank charges. Community Infrastructure Levy and Asset Protection Permit are not included in pricing and is to be arranged by the client directly with the Developer (if applicable). Any alterations may incur additional charges. Confirm land price and availability prior to purchase. Simonds reserves the right to withdraw or amend pricing, inclusions and promotion at any time without notice. Please refer to the terms and conditions at [www.simonds.com.au/terms-and-conditions](http://www.simonds.com.au/terms-and-conditions). This package applies to SA - Elite range only. Please speak with your sales consultant for further details. Pricing is current at 23/05/2024. Facade & Internal images are taken from a similar Simonds display home and are for illustration purposes only. Please talk to your sales consultant for more details