

**Lot 3700 Hill Street, Riverlea Park, SA 5120**



**House For Sale**

Thursday, 18 April 2024

Lot 3700 Hill Street, Riverlea Park, SA 5120

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 375 m2**

**Type: House**



Llewelyn Dias  
0450912104

**\$535,245**

This house & land package is to be constructed. The Pittsburgh is perfectly suited for narrow blocks and is overflowing with innovative features and character. Spacious master suite, IT hub and generous open plan living area - this home has it all! Included in this house and land package, you will also find: Frontage 17 (as pictured) or your choice \$10,000 builders discount applied 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, including over fridge Stainless Steel Cooktop, Oven, Westinghouse Retractable Rangehood Dishwasher provision & Microwave provision Robes to all bedrooms & Flyscreens to all windows (excludes sliding doors) Colorbond Roof, fascias and gutters National Broadband Network (NBN) provision Whole by Home termite protection Cove Cornices to Entry, Living and Dining Milan Semi-Frameless Shower Screens Insulation R2.5 to External Walls R5.0 to Ceiling Siteworks and Footings Allowance 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 Hickenbotham Pty Ltd ABN 13 007 567 222, RLA 230557. Construction Services Australia Pty Ltd ABN 99 007 641 787, Building Licence G8969.