

**Lot 42 Riverside Avenue, Allenby Gardens, SA 5009**

**Hickinbotham**

**House For Sale**

Wednesday, 10 April 2024

Lot 42 Riverside Avenue, Allenby Gardens, SA 5009

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 275 m2**

**Type: House**



Kristen Webster  
0883660000

**\$1,094,880**

This house & land package is to be constructed. Included in this house and land package, you will also find: EXCLUSIVE HOUSE DESIGNS ONLY FOR RIVERSIDE ESTATE IN ALLENBY GARDENS 2 Storey Home FIXED PRICE FOOTINGS Reverse Cycle Air-conditioning 2.7m High Ceilings to both floors Carpet to first floor and stair case (option to change) Timber laminate to ground floor Rainwater Tank Ledge in ensuite shower Insulation throughout Whirly Bird Front Landscaping Rear Paving to backyard: Perimeter Garage with single panel lift door Cabinetry to Laundry Built in robes to bedrooms Overhead cupboards to kitchen Walk in pantry with 4x shelves Balcony with concrete and tiles Alfresco with concert and tiles 2340mm H front door Whirly Bird to roof Colorbond Roof This is an exclusive boutique estate which will be gated and only a stone throw away from the beautiful River Torrens. \*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.