

**Lot 420 Grace Avenue, Mount Barker, SA 5251**

**Hickinbotham**

**House For Sale**

Tuesday, 11 June 2024

Lot 420 Grace Avenue, Mount Barker, SA 5251

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 570 m2**

**Type: House**



Cliff Green

0431935956

**\$628,000**

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 over looks 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: 2700 high ceilings (no brickwork over) 25-degree roof pitch 450mm eaves Colorbond fascias and gutters Bela Entrance to the front door, Bela Lockset to all other external doors including garage access Flooring throughout Ducted reverse cycle air-conditioning Flat breakfast bars Milan 1950 high shower screens (bright natural) Basis back to wall toilet suite with 1.2m tiling behind Luna inset basins Pop up plug to basins (chrome) Kip basin mixers (chrome) Kip bath/shower mixers (chrome) Kip basin/bath outlet 180mm (chrome) Series A Adjustable Wall Shower (chrome) Newbury 1525 bath Stainless steel drain grates Kip sink mixer to kitchen (chrome) Kip sink mixer to laundry Inset trough to laundry with up to 1.2m cabinets (tiling behind) Clipsal Iconic Electrical Points to powerpoints/light switches Rp4 weather strips to front/laundry/garage access to house door Rainwater by-pass loop Wind speed included up to N3 Energy rating assessment fee Site Survey \*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.