

# Lot 420 Michelino Street, Munno Para Downs, SA 5115

**STATESMAN**  
HOMES

## House For Sale

Friday, 17 May 2024

Lot 420 Michelino Street, Munno Para Downs, SA 5115

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 375 m2**

**Type: House**



Roshan Kulatunga  
0415544058

**\$569,800**

This house & land package is to be constructed. The Findon Alfresco by Statesman Homes is designed with all the luxuries for modern living and features open plan living areas. Featuring 3 bedrooms, 2 bathrooms, 2 living areas, the Findon design is a modern home that will suit first home buyers, small families or investors. The master bedroom suite is the perfect retreat at the end of the evening and features an ensuite as well as a his and hers walk-in-robe. There are 2 other bedrooms as well as a separate home theatre room that features double entry doors. Direct access from the garage into the hallway of the home offers peace of mind for the security conscious and provides convenience and ease of access when unloading groceries from the car. The long hallway leads to the open plan kitchen and living spaces at the rear of the home, keeping all the activities away from the sleeping areas. The kitchen features a very spacious walk-in pantry which is a must have for the home chef! Large sliding doors near the meals area opens out to the alfresco area and the windows allow additional light into the home creating a sense of space. Included in this house and land package, you will also find: LIMITED TIME \$10K discount applied!!! LAND will NOT LAST! HURRY!!! Portico at front elevation with rendered piers and rendered in-fill 25 degree roof pitch ALL estate encumbrances covered! Ducted reverse cycle Air-conditioning 2700mm high ceilings Alfresco with slab and tiles included!!! Soil removal and generous footings allowance Back yard for outdoor entertainment!!! Walk-in robe to ensuite Built-in robes to bedrooms to all bedrooms Floor coverings included! Kitchen completed with overhead cupboards Stainless steel appliances PLUS Free Dishwasher! 6 Star energy rating assessment Colour bond roofing upgrade Flat breakfast bar NBN provision Insulation to ceilings and external walls 25 years structural warranty & 3 months maintenance\* 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.