

# Lot 428 Verdale Crescent, Munno Para Downs, SA 5115

**STATESMAN**  
HOMES

## House For Sale

Thursday, 25 April 2024

Lot 428 Verdale Crescent, Munno Para Downs, SA 5115

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 375 m2

Type: House



Lee Northam  
0435419739

**\$575,000**

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: This house & land package is to be constructed and can be modified to suit your own requirements. Why buy, when you can build exactly what you're looking for. FLEXIBLE LAYOUT OPTIONS & CHOICE OF FACADE

- Ducted reverse Cycle air-conditioning
- Carpet to bedrooms
- Timber floors to rest of house (not wet areas)
- Upgraded to Westinghouse Retractable Range hood
- Upgraded 900mm stainless steel appliances
- Driveway and perimeter paving
- 2700mm High ceilings
- Colorbond roofing included
- Insulation to external walls and ceiling
- Generous footings allowance included
- NBN provision
- 25 year structural warranty & 3 month maintenance check

Package includes a \$10K Cash Discount Promotion \*subject to eligibility\* 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.