

# Lot 43 Hindmarsh Estate, Murray Bridge, SA 5253



## House For Sale

Tuesday, 9 April 2024

Lot 43 Hindmarsh Estate, Murray Bridge, SA 5253

**Bedrooms:** 4

**Bathrooms:** 2

**Parkings:** 2

**Area:** 519 m<sup>2</sup>

**Type:** House



Chaise McCardle

0883660000

**\$495,112**

This house & land package is to be constructed. His-and-her walk-in robes in the master suit of the Colorado for true resort-style living. And, with lots of open-plan living, an abundance of clever storage spaces plus a home theatre and activity area, the kids will be happy too. Included in this house and land package, you will also find: Double garage with remote control and single span panel lift door Master bedroom with his and hers WIRs and Ensuite, all other bedroom also with walk in robes! Kitchen with Pantry, overheads, dishwasher and stainless steel cooking appliances (alternative pantry option available) Large home theatre, plus a third activity space or lounge Huge budget for footings and site works All flooring included (timber laminate, with carpet to bedrooms and theatre) 2.7m ceilings throughout Full insulation (internal walls, external walls, all ceilings and garage) Ducted reverse cycle air-conditioning NBN connection A choice of colours and fixtures from the builders range included in the price A choice of facades (currently priced with facade 16) 25 year structural guarantee, 3 month maintenance period \*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.