## Lot 436 Apsley Avenue, Mount Barker, SA 5251



## **House For Sale**

Saturday, 2 December 2023

## Lot 436 Apsley Avenue, Mount Barker, SA 5251

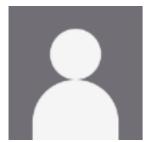
Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 570 m2

Type: House



Katelynn Ackland 0439524220

## \$794,177

Close the door on your day and enter your comfort zone. This home has been designed to build lasting family foundations. Wide open spaces are complemented by secluded zones, as the open-plan kitchen flows out onto a central lounge, study and master bedroom. Come for a look and experience the strength of character of the Dakota for yourself. Simonds have been Building Homes Since 1949, and every year, help thousands of Australian's realise their dream of owning a brand new home. In choosing a builder, we believe that each buyer is looking for the best quality, the best service, and the best price. Whilst it is impossible to have all three, Simonds have built our Fixed Price reputation on great quality and service, for what is often the largest investment in our clients lives. As a National Builder with large buying power, our homes are very competitively priced, and most importantly, fantastic value for money. With the transparency of an itemised quotation, a refundable initial deposit, and a Fixed Price contract at the end of the journey, why not enquire with one of the Simonds Sales team today! This Attractive House and Land Package Includes: Generous Site & Footings Costs, Fixed Before ContractDeveloper Encumbrance and Council Requirements Met900mm SS European AppliancesQuality Laundry & Kitchen Joinery20 LED Downlights Blinds to doors and windows throughout Timber finished floating floor or tiling to entry, kitchen and livingCarpet to bedrooms and remainder of house Panel Lift Garage Door & Remote3 Coat Paint System, NBN ReadyQuality Fixtures & FittingsAtura Profile Concrete Roof TileRender to FacadeFull Stormwater SystemDucted R/C Heating & CoolingLifetime Structural GuaranteeBased on Land Sale of \$295,000Land Sale by Burke Urban - RLA 259972 Images shown for illustrative purposes only and may not represent the final product. Prices are based on availability and price of land. Simonds reserves the right to alter any price or substitute any home without prior notice. All house and land packages are subject to developer and/or council final approval. From pricing is based on standard plan, builders preferred siting, site costs allowance, and is subject to extreme site changes beyond our reasonable control and unknown at the time of print. All Home and Land packages are subject to Developer and Council approval. Package Price does not include stamp duty, government, legal or bank charges. Community Infrastructure Levy and Asset Protection Permit are not included in pricing and is to be arranged by the client directly with the Developer (if applicable). Any alterations may incur additional charges. Confirm land price and availability prior to purchase. Simonds reserves the right to withdraw or amend pricing, inclusions and promotion at any time without notice.