

# Lot 5 Heddle Street, Smithfield Plains, SA 5114



## House For Sale

Friday, 3 May 2024

Lot 5 Heddle Street, Smithfield Plains, SA 5114

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 377 m2**

**Type: House**



Toneya Searle  
0416428687

**\$540,239**

This house & land package is to be constructed. The Louisville MK2 is bound to impress with open-plan living, two bathrooms and a separate activity space. Perfect for any growing family! Included in this house and land package, you will also find: Frontage 06 as pictured) or your choice \$10,000 build discount applied (Limited Time Offer) Double Garage with remote control unit to roller door Ducted reverse cycle air-conditioning 2700mm ceiling height Carpets to Bedrooms Timber Laminate to remainder Overhead cupboards to Kitchen, including over fridge Stainless Steel Cooktop & Oven Dishwasher & Microwave provision Build in robes to bedrooms Flyscreens to all windows (excl. sliding doors) Colorbond Roof, gutters & fascias Insulation R2.5 to External Walls R5.0 to Ceiling Generous siteworks and footings allowance 3 Month Maintenance & 25 Year Structural Guarantee\* 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.