

# Lot 50 Riverview Drive, Angle Vale, SA 5117

Hickinbotham

## House For Sale

Thursday, 9 November 2023

Lot 50 Riverview Drive, Angle Vale, SA 5117

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 610 m<sup>2</sup>

Type: House



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**\$664,212**

This house & land package is to be constructed and can be modified to suit your own requirements. The Preston Alfresco by Hickinbotham offers plenty of room for everyone with 4 spacious bedrooms and huge open plan living areas. Plenty of room for everyone - this innovative house and land package by Hickinbotham has it all! A light-filled entry welcomes you into this four-bedroom home, with a large living/home theatre room greeting you at the entrance. Across the entry way is the master bedroom suite, which offers a spacious ensuite with double basin and his and her's walk-in-robos. A galley style kitchen in the centre of the home, equipped with a huge walk-in pantry/scullery, overlooks the meals and family area, bringing the family together. The family and meals area also spill out onto an alfresco area under the main roof, bringing the outside in! The additional 3 bedrooms at the rear of the home feature built-in robes and are separated by a three-way bathroom. Handy features of this house include a direct entry from the double carport into the kitchen, a built-in linen cupboard in the main bathroom and a store cupboard at the front of the home, which can be utilised as a cloakroom. Included in this house and land package, you will also find: Beautiful block in desirable location selling fast Choice of elevations and facades Flexible floorplan layout Double garage with single panel-lift door & concrete slab Ducted reverse cycle air conditioning throughout home 2.7m high ceilings Generous flooring allowance included Instantaneous hot water system Flat & extend breakfast bar Walk-in pantry including shelves Walk-in robe with shelf and rail 1200mm high tiling (bathroom & ensuite) & 3 rows of tiles over kitchen Full width mirror over bathroom & ensuite Multi directional shower heads Built-in linen cupboards And much more! Footing and site costs estimates included\*\* For more House and Land Packages please contact me\* 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.