

# Lot 5007 Kennedy Avenue, Hindmarsh Island, SA 5214



## House For Sale

Wednesday, 3 April 2024

Lot 5007 Kennedy Avenue, Hindmarsh Island, SA 5214

**Bedrooms:** 4

**Bathrooms:** 2

**Parkings:** 1

**Area:** 515 m<sup>2</sup>

**Type:** House



Luke Shah

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**\$493,110**

This house & land package is to be constructed. The impressive Irvine will captivate you from the get-go. With an expansive family living zone plus a separate kids' activity/rumpus space, 4 bedrooms and an abundance of storage, all on a 10metre wide block, this home leads the way. Included in this house and land package, you will also find: Generous Footings Allowance Upgrade to Double Garage: Single Panel Lift Door Applied \$10k Discount Associated Regional Travel Costs of \$12k+ Included Multiple Frontage Design Choices (Option 1 selected) Choose your own External/Internal Colour Schemes Fully Customisable Internal Floor Plan 2.7m Ceilings Throughout Stainless Steel Appliances to Kitchen Ducted Reverse Cycle Air Conditioning Flooring - Bedroom Carpet & Timber Laminate Living R6.0 Insulation to Ceilings 6 Star Energy Rating & Assessment Requirement Fee Wind Speed N3 Safety Compliant 25 Year Structural Guarantee\*\* Plus Many More Standard Inclusions\*\*\* 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.