

# Lot 5011 Kennedy Avenue, Hindmarsh Island, SA 5214



## House For Sale

Wednesday, 12 June 2024

Lot 5011 Kennedy Avenue, Hindmarsh Island, SA 5214

**Bedrooms:** 3

**Bathrooms:** 2

**Parkings:** 1

**Area:** 596 m<sup>2</sup>

**Type:** House



Clancy Wallace Gravett  
0481389429

**\$479,000**

This house & land package is to be constructed. Included in this house and land package, you will also find: \$10,000 House discount Or Monthly promotion 2700mm high ceilings 25 degree roof pitch with 450mm eaves Colorbond roof, fascias and gutters Garage included with slab, piers and panel lift door with remotes Frontage Included (interchangeable) Floor tiling to all wet areas Shower ledges to bathroom and ensuite Flooring Included (Carpets/Timber laminate) 900mm Appliances to kitchen 2340mm high internal painted doors and cavity sliders Ducted reverse cycle air-conditioning Footings and site works Included Insulation to external walls & ceiling Flyscreens & locks to windows Reinforced concrete slab to verandah / porch / alfresco 900mm high mirror to Ensuite & Bath Flat breakfast bar to Kitchen FREE Milan Semi-Framed Shower Screens 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 Hickenbotham Pty Ltd ABN 13 007 567 222, RLA 230557. Construction Services Australia Pty Ltd ABN 99 007 641 787, Building Licence G8969.