

# Lot 609 Peppermint Grove, Mount Barker, SA 5251



## House For Sale

Tuesday, 13 February 2024

Lot 609 Peppermint Grove, Mount Barker, SA 5251

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 479 m2**

**Type: House**



Rick Chen

0883660000

**\$579,549**

This house & land package is to be constructed. Need room for a large family? The 4 bedroom Baltimore does it all and it's only 11.5 metre wide! A central home theatre and activity room give everyone their own space and the large kitchen is just perfect for the master chef. Included in this house and land package, you will also find: 10K builders discount 2.7m ceiling throughout / 25 degree roof pitch and 450mm eaves Auto single span panel to garage Data based Footing and Site works allowance Frontage as selected or your choice, including slab and tiles Flooring included (Carpets to rooms / Timber laminate to living, kitchen) Ducted reverse cycle air-conditioning Colorbond roof, fascias and gutters Insulation to external, garage & ceiling Rainwater by pass system Energy rating assessment 900mm high mirror to Ensuite & Bath Clipsal Iconic Electrical Points to powerpoints / light switches 1.95m high Milan Semi-Framed Shower Screens Bela Entrance handle to front door / Flyscreens & locks to windows 45 litre inset trough to laundry with floor units and tiling behind Stain steel appliances to Kitchen Flat breakfast bar to Kitchen Overhead cupboards to Kitchen Dishwasher provision & microwave provision 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.