

# Lot 6176 Bursaria Avenue, Munno Para, SA 5115

**STATESMAN**  
HOMES

## House For Sale

Tuesday, 26 March 2024

Lot 6176 Bursaria Avenue, Munno Para, SA 5115

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 420 m2**

**Type: House**



Lee Northam  
0435419739

**\$547,430**

This house & land package is to be constructed. The Felixstow Alfresco by Statesman Homes presents luxury modern living at its best and features a palatial master bedroom suite with private ensuite and walk-in-robe. This home also has 3 additional bedrooms, all with built-in robes, located at the side of the home and serviced by a three-way bathroom with separate toilet for added convenience. These bedrooms have been cleverly positioned away from the living areas to create a segregated sleeping zone. The spacious kitchen is located in the centre of the home and features a kitchen office/study nook where children can be supervised whilst meals are being prepared. With views over the family and meals area, the home chef gets to feel involved with all the action! The meals area spills out onto a sensational alfresco area, designed to make use of our Mediterranean climate. Included in this house and land package, you will also find: Lot 6176 Bursaria Avenue Munno Para: LAST LEFT IN THIS RELEASE! UP TO \$10k ADDITIONAL BONUS INCLUSIONS! This house & land package is to be constructed and can be modified to suit your own requirements. Why buy, when you can build exactly what you are looking for. FLEXIBLE LAYOUT OPTIONS & CHOICE OF FACADE

Ducted reverse Cycle air-conditioning  
Carpet to bedrooms  
Timber floors to rest of house (not wet areas)  
Upgraded to Westinghouse Retractable Range hood  
Upgraded 600mm stainless steel appliances  
2700mm High ceilings  
Colorbond roofing included  
Insulation to external walls and ceiling  
Generous footings allowance included  
NBN provision  
25 year structural warranty  
3 month maintenance check  
Package includes a \$10K Cash Discount Promotion \*subject to eligibility\* 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.