

# Lot 647 Lincoln Circuit, Andrews Farm, SA 5114



## House For Sale

Thursday, 18 April 2024

Lot 647 Lincoln Circuit, Andrews Farm, SA 5114

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 486 m<sup>2</sup>

Type: House



Rick Chen

0883660000

**\$535,949**

This house & land package is to be constructed. Designed for the whole family, the Maine contains clever storage, a home theatre and four separate bedrooms. Included in this house and land package, you will also find: 10K builders discount  
Floor plan as selected or alternative choice to suit your needs  
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  
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 + 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 Hickenbotham Pty Ltd ABN 13 007 567 222, RLA 230557. Construction Services Australia Pty Ltd ABN 99 007 641 787, Building Licence G8969.