

# Lot 7 Kindler Parade, Tanunda, SA 5352



## House For Sale

Saturday, 25 November 2023

Lot 7 Kindler Parade, Tanunda, SA 5352

**Bedrooms:** 4

**Bathrooms:** 2

**Parkings:** 2

**Area:** 720 m2

**Type:** House



Rick Chen

0883660000

**\$631,253**

This house & land package is to be constructed and can be modified to suit your own requirements. With 4 bedrooms, each with a walk-in robe, a large walk-in pantry and two storage areas, the Nevada has plenty of storage for the whole family! With a large open plan living area that spills out onto the alfresco, entertaining has never been easier! Included in this house and land package, you will also find: 10K promotional discount, 2.7m high ceiling / 25 degree roof pitch / 450mm eaves, Garage with auto single span panel-lift, Footing and site works, Travel costs and Septic included, Frontage of 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.