

**Lot 800 Saltbush Place, Riverlea Park, SA 5120**

**Hickinbotham**

**House For Sale**

Wednesday, 27 March 2024

Lot 800 Saltbush Place, Riverlea Park, SA 5120

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 540 m2**

**Type: House**



Samy Syed

0456296665

**\$726,430**

This house & land package is to be constructed. The Dorchester Alfresco by Hickinbotham is suited for large families and features a palatial bedroom suite. With a double garage, this home features 4 spacious bedrooms all with built-in robes and with the master bedroom suite offering an ensuite and his and her's walk-in robes. The galley-style kitchen includes a designer gourmet island bench and huge pantry/scullery, and looks out over the family and meals area creating a great open space. An alfresco area leading out from the open plan living space is the perfect spot for entertaining family and friends! You won't be struggling for space with a massive games/rumpus room at the rear of the house, accessed through double doors, which is a great space for the kids to spread out or for parents to retreat away to after a busy day. Included in this house and land package, you will also find: Prime Location! Needs no introduction! Block is Titled & Ready for construction! Massive \$10K Builder Discount Included (Limited Time Only) Colorbond roof Included Double Garage with Single Span Auto Panel lift door Double Power points throughout Included 2700mm Ceiling Included Generous footings & siteworks Included Flooring allowance Included NBN Connection Included Developer Encumbrances Included Ducted Reverse cycle AirCon with separate zones & ducts Included Insulation to external walls & ceiling Included Flyscreen & locks to all windows Included Instantaneous Gas Hot Water System Included Quality Upgrades & finishing to home 25 years structural guarantee & 3 months maintenance period\* 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.