

# Lot 87 Way, Mannum, SA 5238



## House For Sale

Tuesday, 14 May 2024

Lot 87 Way, Mannum, SA 5238

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1000 m2**

**Type: House**



Jason Keiller  
0451166006

**\$438,439**

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: Air Con heat/cool (Ducted Reverse-Cycle) 2.7m Ceilings Frontage as pictured (or a selection) Auto Panel Lift Door to Garage Overhead Cupboards to Kitchen, including over fridge Stainless steel kitchen appliances Free Dishwasher 25-degree Roof Pitch Dual Water System Highly Upgraded Insulation throughout Colorbond Roof, Fascias & Gutters NBN Cabling Generous Siteworks & Footings Allowance Flooring included (Carpets to rooms/Timber laminate to living, kitchen) Colorbond roof, fascias and gutters Insulation to external, garage & ceiling Energy rating assessment 900mm high mirror to Ensuite & Bath 1.95m high Milan Semi-Framed Shower Screens Stain steel appliances to Kitchen Flat breakfast bar 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.