

# Lot 94 Cove Street, Aldinga Beach, SA 5173

Hickinbotham

## House For Sale

Monday, 4 December 2023

Lot 94 Cove Street, Aldinga Beach, SA 5173

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 611 m2

Type: House



Michelle Bryant  
0883660000

**\$733,770**

This house & land package is to be constructed. Designer living minus the premium price tag where inclusions others consider extras are standard for all. Included in this house and land package, you will also find: Brand New LOVE LIFE Design 3 Bedrooms & 2 living areas Carpet to bedrooms Timber floating floors to the remainder Generous WIR Huge Walk-In Pantry & Store Overhead kitchen cupboards Ducted Reverse Cycle air conditioning Shower ledges to bathroom and ensuite Dishwasher Flat breakfast bar 20mm stone benchtops to kitchen Insulation to ceilings, walls and garage Alfresco with Slab & Tiles NBN ready 2340mm high internal doors 2700 Ceilings 25-degree roof pitch with 450mm eaves Roof reinforcement for solar provisioning Double Garage Single Span Panel Lift door with remote Choice of Facade Encumbrance requirements included Generous site works and footing allowances First home owners grant available. Finance assistance available. Please ask about our latest promotion!! \*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.