

# Lot 974 Coorong Circuit, Riverlea Park, SA 5120

**STATESMAN**  
HOMES

## House For Sale

Friday, 29 March 2024

Lot 974 Coorong Circuit, Riverlea Park, SA 5120

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 480 m2**

**Type: House**



Roshan Kulatunga

041544058

**\$681,000**

This house & land package is to be constructed. Included in this house and land package, you will also find: LIMITED TIME \$10K discount applied!!! LAND will NOT LAST! HURRY!!! Portico at front elevation with rendered piers and rendered infil 25 degree roof pitch ALL estate encumbrances covered! Ducted reverse cycle Air-conditioning 2700mm high ceilings Alfresco with slab and tiles included!!! Soil removal and generous footings allowance Back yard for outdoor entertainment!!! Walk-in robe to ensuite Built in robes to bedrooms to all bedrooms Floor coverings included! Kitchen completed with overhead cupboards Stainless steel appliances PLUS Free Dishwasher! 6 Star energy rating assessment Colour bond roofing upgrade Flat breakfast bar NBN provision Insulation to ceilings and external walls 25 years structural warranty 3 months maintenance and much more!!! \*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.