

# Lot 207 Delmore Drive, Strathalbyn, SA 5255



## House For Sale

Wednesday, 12 June 2024

Lot 207 Delmore Drive, Strathalbyn, SA 5255

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 691 m2**

**Type: House**



Chaise McCardle

0883660000

**\$606,575**

This house & land package is to be constructed. Included in this house and land package, you will also find: Brand new SAHC design 2.7m ceilings and 2340mm internal door heights as a standard Double garage with remote control and panel lift door Master bedroom with huge walk in robe and ensuite Bedrooms 2, 3 and 4 with sliding robes Home theatre with cavity sliding doors Kitchen with 900mm cooking appliances, waterpoint to fridge, feature mosaic splash back tiles, free dishwasher and walk in pantry Laundry with joinery and plenty of storage Alfresco under the main roof with slab and tiles All insulation included Ducted air-conditioning throughout Timber laminate floors, with carpets to theatre and bedrooms A choice of colours and designer fixtures at selections already included in the price A choice of brand new facades (pictured and priced with facade 8) Huge budget for footings and site works NBN connection 25 year structural guarantee & 3 month 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.