

# Home & Land Package

# SA HOUSING CENTRE

## \$479,405\*

LOT 817 NORBURY AVENUE  
GAWLER BELT

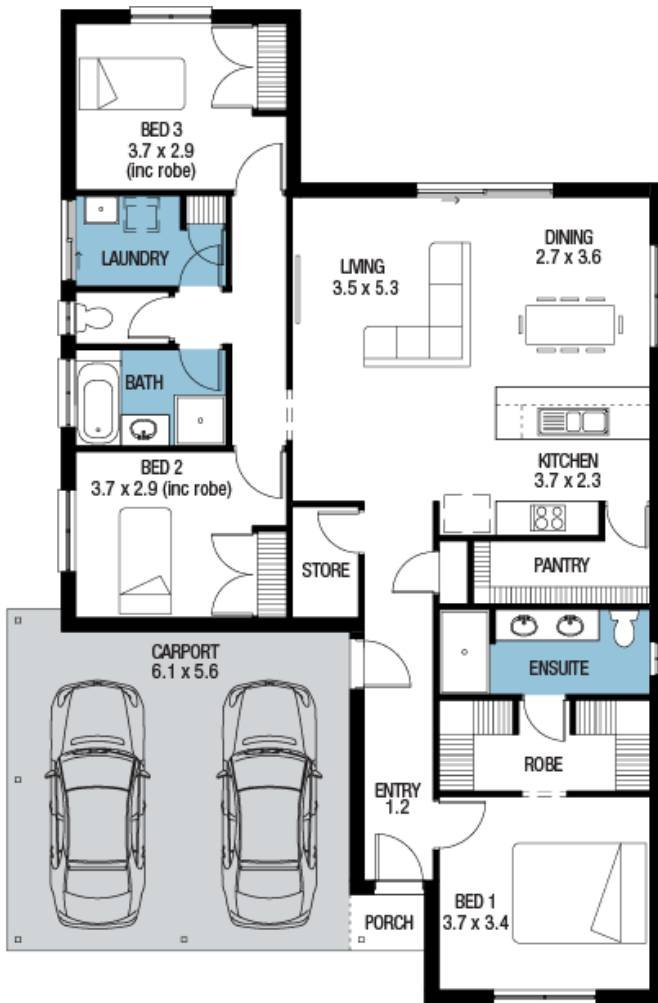
(William Lakes)

WILLIAMSBURG

FACADE: Frontage Double Garage 06

 3  1  2  2

BLOCK SIZE : 338M<sup>2</sup> HOUSE SIZE : 164M<sup>2</sup>



### PACKAGE INCLUSIONS

- ✓ 10K builders discount
- ✓ Floor plan as selected or alternative choice to suit your needs
- ✓ 2.7m ceiling throughout /25 degree roof pitch and 450mm eaves
- ✓ Auto single span panel to garage
- ✓ Data based Footing and Site works allowance
- ✓ Frontage as selected or your choice, including slab and tiles
- ✓ Flooring included (Carpets to rooms/Timber laminate to living, kitchen)
- ✓ Ducted reverse cycle air-conditioning
- ✓ Colorbond roof, fascias and gutters
- ✓ Insulation to external, garage & ceiling
- ✓ Energy rating assessment
- ✓ 900mm high mirror to Ensuite & Bath
- ✓ Clipsal Iconic Electrical Points to powerpoints/light switches
- ✓ 1.95m high Milan Semi-Framed Shower Screens
- ✓ Bela Entrance handle to front door/Flyscreens & locks to windows
- ✓ 45 litre inset trough to laundry with floorunits and tiling behind
- ✓ Stain steel appliances to Kitchen
- ✓ Flat breakfast bar + overhead cupboards to Kitchen
- ✓ Dishwasher provision & microwave provision
- ✓ 3 Month Maintenance & 25 Year Structural Guarantee

# Easy

ENQUIRIES: Rick Chen M: 0434 619 975 E: rickc@sahousingcentre.com.au

Visit us at [sahousingcentre.com.au](http://sahousingcentre.com.au) or call **1300 730 187**

\*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. The land referred to in this promotion is not owned by us. 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.