

Home & Land Package

SA HOUSING CENTRE



\$382,422*

LOT 78 GEMINI WAY
MANNUM

LOUISVILLE

FACADE: Frontage Single Garage 17

3 1 2 1

BLOCK SIZE : 840M² HOUSE SIZE : 140M²



PACKAGE INCLUSIONS

- ✓ 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, incl. 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

Easy

ENQUIRIES: Jason Keiller M: 0451 166 006 E: jasonk@sahousingcentre.com.au
Visit us at 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.