

# Home & Land Package

# SA HOUSING CENTRE

## \$453,000\*

LOT 3118 BROSTER CRESCENT  
SMITHFIELD PLAINS

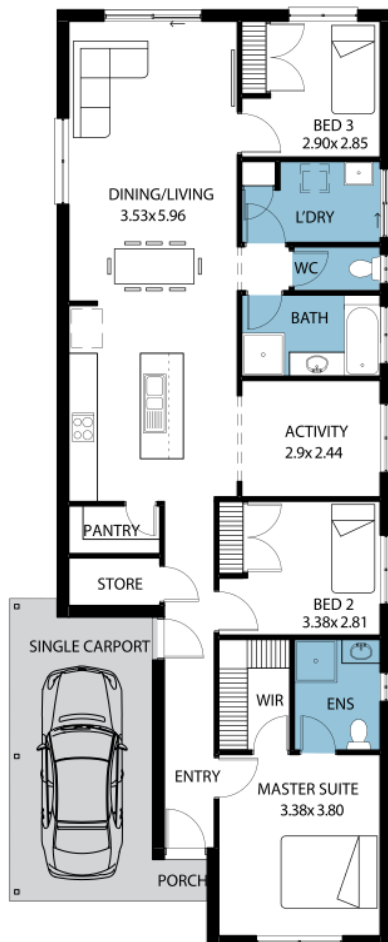
(Playford Alive)

LOUISVILLE

FACADE: Frontage Single Garage 15

3 1 2 1

BLOCK SIZE : 492M<sup>2</sup> HOUSE SIZE : 140M<sup>2</sup>



### PACKAGE INCLUSIONS

- ✓ Rare block titled & ready to build
- ✓ Receive your keys in 12 months time!
- ✓ Fully fenced & retained
- ✓ Customisable floorplan upgrades available
- ✓ All electrical, water, gas & NBN connected
- ✓ Block nearby estate park & walking trail
- ✓ Walking distance to train bus & shops
- ✓ Extensive range of selections to interior
- ✓ Garage not carport as pictured
- ✓ Timber frame home & taller 2.7m ceilings
- ✓ Footings price included to engineer specs
- ✓ Builders promotional package included\*
- ✓ \*\$12,000 discount applied\*
- ✓ Air con system ducted w/ touch panel
- ✓ All flooring & tiling
- ✓ Kitchens & bathrooms as per display finish
- ✓ Dishwasher included limited time only
- ✓ Butlers pantry option for extra storage!
- ✓ Colourbond roof
- ✓ Finance with your broker or ours
- ✓ Fully turn key option add only \$15,000
- ✓ For fast updates contact Leonardo

## Easy

ENQUIRIES: Leo Murray-Walpole M: 0402 016 847 E: leom@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.

