

# Home & Land Package

# SA HOUSING CENTRE



## \$635,000\*

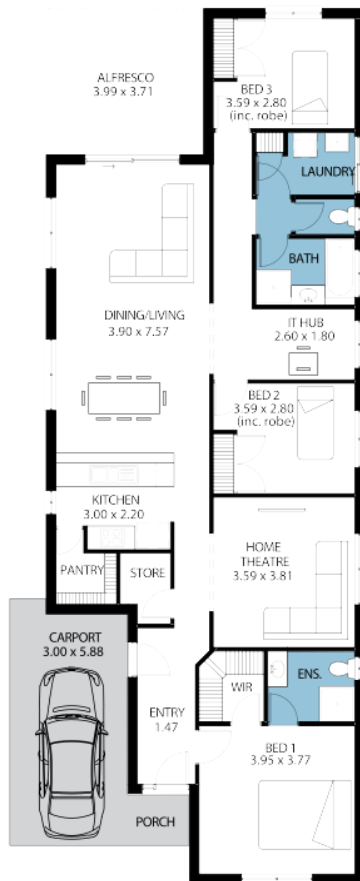
LOT 82 WHEATSHEAF ROAD  
MORPHETT VALE

MIAMI ALFRESCO

FACADE: Frontage Single Garage 01

3 2 2 1

BLOCK SIZE : 461M<sup>2</sup> HOUSE SIZE : 180M<sup>2</sup>



### PACKAGE INCLUSIONS

- ✓ \$10,000 House discount Or Monthly promotion
- ✓ 2700 high ceilings (no brickwork over)
- ✓ 25 degree roof pitch with 450mm eaves
- ✓ \*Colorbond fascias and gutters
- ✓ Garage included with slab, peirs and roller doors/panel lift door
- ✓ Panel Lift Door With Remotes!
- ✓ Frontage Included (interchangeable)
- ✓ Microwave and Dishwasher Provision
- ✓ Flooring Included (Carpets/Timber laminate)
- ✓ Ducted reverse cycle air-conditioning
- ✓ Footings and siteworks Included
- ✓ Customisation to insides welcomed!
- ✓ Insulation to external walls & ceiling
- ✓ Flyscreens & locks to windows
- ✓ 900mm high mirror to Ensuite & Bath
- ✓ Colorbond roof included as standard
- ✓ Stain steel appliances to Kitchen
- ✓ Flat breakfast bar to Kitchen
- ✓ FREE Milan Semi-Framed Shower Screens
- ✓ 3 Month Maintenance
- ✓ 25 Year Structural Guarantee

## Easy

ENQUIRIES: Clancy Wallace-Gravett M: 0481 389 429 E: [clancyw@sahousingcentre.com.au](mailto:clancyw@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 Hickenbotham Pty Ltd ABN 13 007 567 222, RLA 230557. Construction Services Australia Pty Ltd ABN 99 007 641 787, Building Licence G8969.