

# Lot 11 New Road, Nuriootpa, SA 5355



## House For Sale

Thursday, 9 January 2025

Lot 11 New Road, Nuriootpa, SA 5355

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 1000 m2

Type: House



Leo MurrayWalpole  
0402016847

**\$760,000**

This house & land package is to be constructed. Included in this house and land package, you will also find: SA's Largest Builder is offering Home & Land packages with a streamlined quick and easy process. Rare Block in Upcoming Nuriootpa release - Kalimna Grove 6 Month Build Time on Titled Land available. Block Nearby Estate Park & Walking Trail. Premium Range Front Elevations of choice. Solar Panel System 6.6kW + 7 Star Energy Rating. Kitchen Complete with Overheads, Pot Drawers, 900mm Appliances & Dishwasher. Butlers Pantry with Undermount Microwave Provision, Benchtop, Shelving, Plumbed Fridge Point. Laundry Level 3 with Bench, Linen Closet, 45l Sink + Cupboard & Overheads. Mirror sliding doors to all wardrobes in bedrooms, Double Shelf & Rail, 4x drawers. Ensuite & Bathrooms with Shower Ledges, Heat Lamps, XL Mirror & Vanity Drawers. Flooring Upgrade Level 3 Timber + Carpets. Air Con Fully Ducted System H+C with Wifi. Upgraded 2.7m Ceilings with Trilock Door Bolt & all doors 2.4m internal. Timber Frame Brick External Fully Insulated. Finance with your Broker OR Ours. Fully Turn Key Options Available for Paved Driveway, Perimeter & Stormwater Footings. Price Included to Engineer Specs. All Services Electrical Water NBN Connected. Fast Track Simple Process to Home Building. Inquire about our current Promotion & Discounts! \*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.