

Seaford Heights

Lot 409 Gowrie Street,
Seaford Heights SA 5169



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Price: \$368,500

 x 3  x 2  x 2

Seaford Heights is metropolitan suburb in the heart of the City of Onkaparinga.

This modern suburb is a stone's throw away from many beaches and very close to one of Australia's best wine regions, McLaren Vale.

This development provides a wealth of opportunities with education facilities, major public transport hub, shops and recreational centre all in the city centre.

**Pictures are for illustration purposes only.



VIC: 075837L



QLD: 3734768



SA: RLA 258698

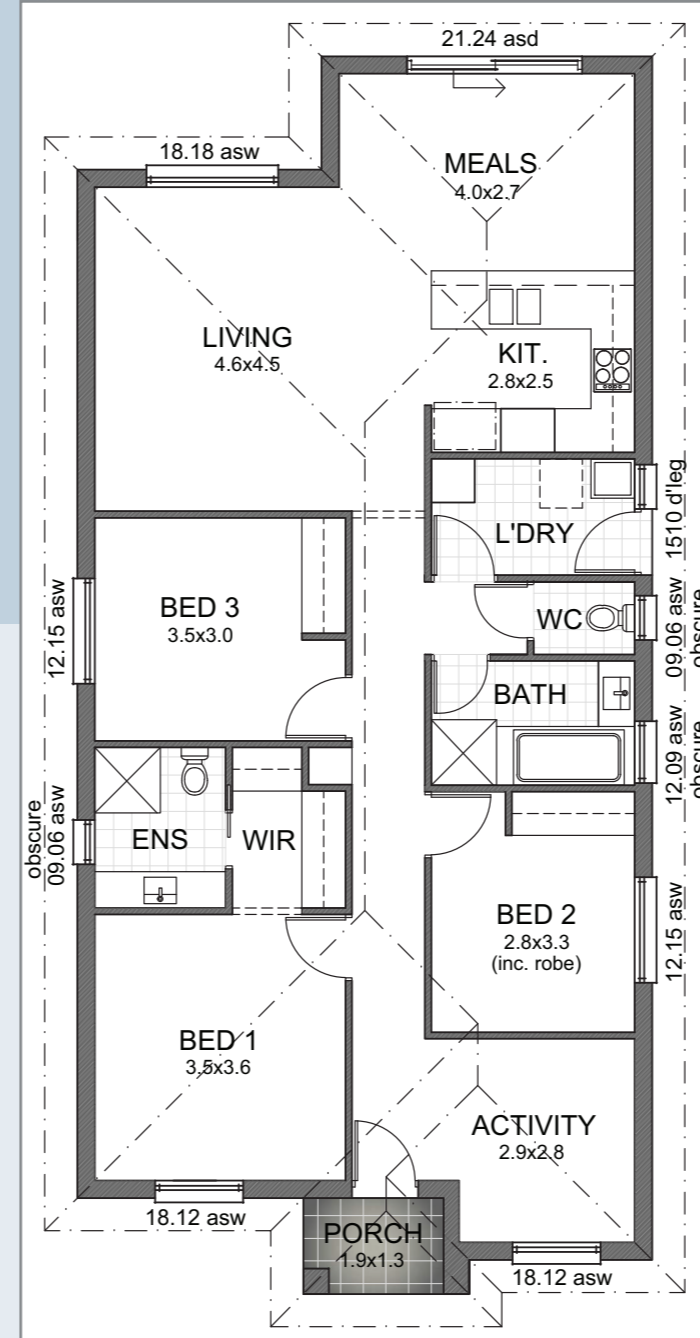


NSW: 10023837

Disclaimer: Standard specifications are subject to change without notice and we reserve the right to substitute any items with equivalent products at anytime. Please note that various items that may be quoted in our material but may not be included in our standard specifications.

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- Footing allowance for with single mesh (single level) including the removal of footing excavation spoil subject to final engineering.
- Brick veneer construction
- Timber frame construction
- 2400mm ceiling heights
- 55mm plasterboard cornices
- 55mm skirting and architraves
- 10mm plasterboard and 10mm Unispan ceilings
- R2.0 insulation to all external walls and R3.0 to ceilings (6 Star Rating)
- Instantaneous hot water service
- Roller door to garage with motor and remotes.
- 1 x light point baton per room
- Double power points all main rooms, 1 x Digital Antenna, 2 x T.V points, 2 x external lights, 1 x data/phone points
- 2 x external power points, and 2 x smoke detectors
- 3 in 1 fans to bathrooms
- 45ltr laundry trough
- 1.5 stainless steel kitchen sink and flick mixer
- 2 Bathrooms (main bathroom and master bedroom with ensuite)
- Flick mixers to all wet areas
- Clear shower screens, towel rails, toilet roll holders, and mirrors to bathroom and ensuite
- Stormwater to roadway
- 2 coat painting system as per standard MHA range
- Carpets to all 3 Bedrooms – (builders range selection)
- Open Plan Kitchen, Meals, Living, Hall and Entry to have laminate floating flooring (builders range selection)
- Wet areas to be tiled as per MHA standard range (2000mm to showers and skirting tile to walls)
- 2080mm Doors. Entry - Newington XNG with triple lock. Internal H2 with door stops
- Kitchen with Euromaid S/S 600mm stainless steel appliances
- Euromaid 600mm gas cook top, electric oven, rangehood and dishwasher
- Holland blinds to all windows
- Colorbond roof, eaves and gutters to MHA Standard range
- Aluminium windows with locks, sliders and flyscreens from MHA Standard range
- Split system air conditioner to rear living area as per standard range
- Letter box per MHA standard range
- Kordon termite Barrier to all penetrations
- Clothes line – pull-outs Hills FD45600
- Plain concrete pathways around home including driveway
- Landscaping to yard
- 1000 litre rain water tank and pump with connection to main toilet (if required)
- Water, Sewer, Electrical, and Gas connections only up to 6 metre



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- Floorplans in this brochure are for illustration purposes and should be used as a guide only.
- House measurements may vary slightly.
- We recommend that you refer to actual working drawings before entering a contract of sale.

**Please note this document is for selling purposes only and the inclusions are subject to change, please refer to your build contract for exact inclusions for your property.

Floor plans may vary slightly depending on the chosen allotment.

Build 145.00m²
Land 270.00m²