

# House and Land



## \$633,550 \*

### LLOYD 23 Polo

**Emerald Way**

Lot 253 Fig Street, Mount Barker



411 m<sup>2</sup>



209.89 m<sup>2</sup>



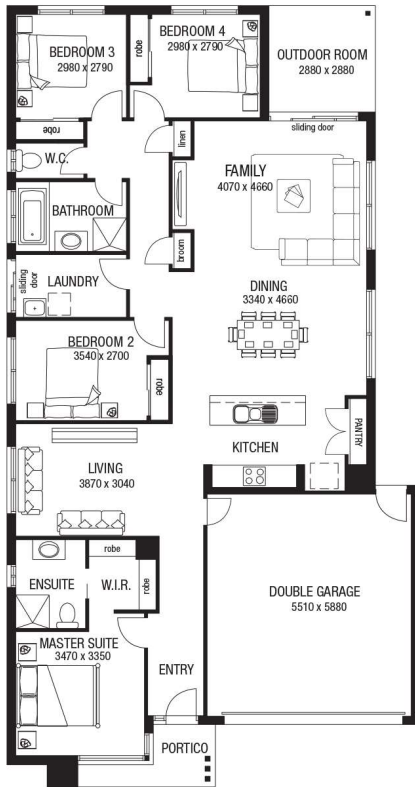
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### Package Includes:

- Laminate Flooring to entry, kitchen, family & dining
- Carpet to all remaining areas
- Termite Protection
- 2700mm Ceiling Height (ground floor single storey homes)
- Feature Render to Façade
- Internet/NBN Starter Package Standard Install
- Colourbond Steel Roof
- 600mm Appliances
- Window Locks & Flyscreens throughout
- Typical Site Cost Allowance
- \$40000.00 site cost allowance
- 25 Year Structural Guarantee

To find out more, contact a Home Consultant on 131828



131 828  
abchomes.com.au

Easy as  AUSTRALIAN BUILDING CO.

Australian Building Company does not supply land. Package price and land availability is correct at time of publication and is subject to change without notice. Package price includes the Australian Building Company standard specification & price may vary depending on selections & additional inclusions. Package price excludes landscaping, pathway and driveway - also excluding planter boxes, retaining walls, water features, pergolas, screens and decorative landscaping items such as fencing and outdoor kitchens and barbeques. We also do not supply stamp duty on land, legal fees and conveyancing costs. For full list of detailed inclusions please speak to a New Home Advisor. Home design may be subject to Developer approval. Typical Site cost allowance is included in the price. Additional site cost may apply if site survey and soil tests indicate footings and site works different to those expected for the location. Floor plan is a representation of a Aspire facade unless otherwise stated. Australian Building Company reserves the right to alter the images or descriptions without notice, land prices and availability are subject to change without notice. All home & land packages are subject to council and developer approval. Builder: Australian Building Company Pty Ltd SA Builders Licence no: BLD296885. Package Printed Date: 01/02/2024 Price Region: South Australia