

House & Land  
from just:

**\$439,498\***



51 Hermann Street, Nuriootpa

Fixed Priced Footings<sup>^</sup> +  
Guaranteed Build Times<sup>#</sup>



Note: Image depicts Classic Facade. Floorplan depicts Classic Facade. Landscaping not included. Based on approximate block size.

## HOME COMPLETE Package

### Internal Inclusions Package

- 2.7m ceiling height
- 2.4m high entry door
- 2.4m high panelift door
- Ducted reverse cycle air-conditioning
- Overhead kitchen cabinets
- Dishwasher
- Vinyl robes
- Carpet to bedrooms
- Timber laminate to main floor
- Front porch tiles
- L.E.D downlights
- Laundry cabinet with inset trough

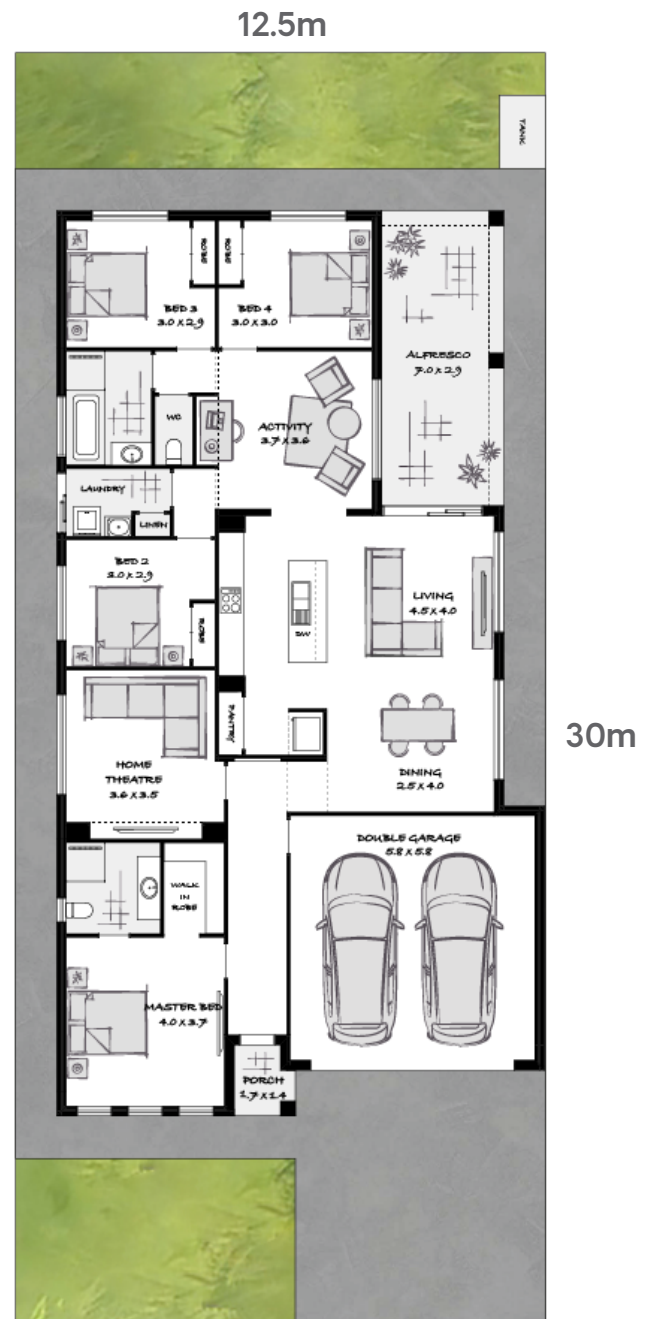
### External Inclusions Package ( Optional Extra)

- Concrete paths
- Driveway
- Stormwater
- Rainwater tank



For further information, please contact [Les Wedzonka](mailto:les.wedzonka@weeks.com.au)

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Width: 11.51m | Depth: 21.35m | Total Area: 225.90m<sup>2</sup>

Conditions apply to all packages: Individual legal contracts apply for both the home and the land (land contract to be issued by the Vendor) and is subject to availability. House price includes GST. The price does not include additional legal fees relating to the building and/or land contract, stamp duty and registration fees which includes transfer, change of ownership fees or any other relevant charges to the acquisition of land. The land referred to in this package is not owned by WEEKS, we make no representation about the suitability to build on or other. You must satisfy yourself of that by inspection or by taking professional advice or otherwise. Images shown may depict fixtures, finishes and features not supplied by Weeks Homes such as alfresco decking, internal and external fireplaces, window and household furnishings and landscaping and published prices do not include the supply of these items. Images may also depict upgraded, optional variations to the house (such as pendant and down lights) which incur additional variation charges. Package prices are based on standard site costs/ Energy efficiency /work cover requirements. House cost is subject to statutory authority final approval. Price may vary depending on selections, engineering and council requirements, and increased allowances. The land must be free of contaminants with a maximum variance of 600mm in contour and the finished floor level not exceeding 300mm above the natural ground level. <sup>^</sup>Fixed price footings are applicable to sites up to a H1 class soil classification only. There is no allowance for piling or bridge or accommodate existing sewer, services or to meet engineering requirements for other structures. Fixed pricing relating to footings may be affected by unforeseen circumstances and hidden site conditions unknown to us. <sup>#</sup>Build time of 20 weeks is guaranteed based on a standard 'Next Gen' design with no structural variations on homes built within metropolitan Adelaide only. The guarantee commences from the pouring of footings and concludes at advised Practical Completion. If paths, concrete or stormwater are required, a 24 week build time will apply. For more detailed home pricing, including details about the standard inclusions for the house and charges for optional variations, please talk to one of our consultants. Specific details, pricing and dimensions will be included in your contract. All plans are copyright and no part may be reproduced or copied without prior consent from Weeks Homes ACN 008 087 278. For full details regarding the terms and conditions associated with this house and land package refer to [weeks.com.au/terms-and-conditions](http://weeks.com.au/terms-and-conditions)