



## *Lot 28 Flynn Street, Munno Para West (Playford Alive)*

Located in the heart of the northern development area, surrounded by new homes, parks, transport and other community facilities, this is your opportunity to own one of South Australia's best selling display homes.

**Price:** \$464,950  
**Lease:** 1 year plus 3 x 1 year options  
**Rental:** 7% of purchase price (\$32,547 per annum based on \$464,950)  
**Furniture:** Furniture included at no charge  
**Land area:** 486sqm

Set and forget: Hickinbotham is responsible for garden maintenance, gas, electricity and water usage as well as all maintenance during the lease (refer to lease for details)

A practical layout, plenty of space to relax, retreat and enjoy, and a host of luxurious features make this low maintenance 4-bedroom property a sensational investment opportunity or future family home. Decorated and furnished by a professional interior designer, the casual living areas are designed to flow outside onto the private courtyard through a sliding glass doors and a spacious gourmet kitchen offers the perfect spot to supervise the children at play. This home comes as a complete package with air conditioning, fully landscaped front and rear gardens, alarm system and furniture. Finished with a palatial master bedroom suite at the front of the home, and a striking elevation, this home is a perfect acquisition.

*Don't delay - this opportunity won't last!*



# Belmont Alfresco

32.37 squares



## Size Specifications

Living	227.74m <sup>2</sup>
Verandah	7.80m <sup>2</sup>
Alfresco	17.61m <sup>2</sup>
Garage/ Workshop	48.30m <sup>2</sup>
Total	301.45m <sup>2</sup> / 32.37 sqs
Width	16.55m (incl. double garage)
Depth	20.61m

With a space for everyone - this home is suited for the large family ready to entertain, with a stunning master bedroom suite and a large workshop for extra storage

Note: there may be slight differences between the floorplan shown above and the actual home