

# 150/150 23 North Angle Vale, Angle Vale, SA 5117



## House For Sale

Monday, 15 April 2024

150/150 23 North Angle Vale, Angle Vale, SA 5117

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 414 m2**

**Type: House**



Jason Loizou  
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**\$620,000**

A single storey family home to be constructed by HPG Homes on an approximately 414m<sup>2</sup> allotment offering plenty of space inside and outside for everyone in the family. Build your perfect first home, or dream home on this excellent allotment with a range of great local schools, Sports Clubs, Health Clubs and with a variety of local shopping centres nearby. Also, nearby to public transport and with a great range of local food options around. Don't miss this opportunity to build a future place to call home for you or your family. Looking for a modern home, that you can entertain friends and family, or relax in style.... The Jordan 178 by HPG Homes will wow your family and friends when you entertain, in this quality, entertainers' paradise. Featuring a nice sized garage with automatic Panel Lift Door, and various Façade options to select from, you begin your journey through this home via the entry hallway, which is wider than standard. Greeted by the Master bedroom, featuring a walk-through robe configuration, into stunning ensuite with plenty of vanity space. Two extra bedrooms with plenty of room and storage space for the growing family are located within the middle of the home, and finally the rear of the home will wow everyone. A great formatted kitchen with Walk in Pantry, housing your fridge and microwave, and anything else you need to declutter your kitchen, leaving the benchtops looking like a display home! Some stools under the long kitchen bench will enable guests to sit whilst you prepare meals. A great dining space will house a decent sized table to seat all your dinner guests, or alternatively sit out under the spacious alfresco under main roof. Finally, if you are watching the footy grand final, your huge living space will seat plenty. As a truly custom builder, HPG Homes can easily tailor the floorplan and inclusion to suit your lifestyle needs and requirements. - Façade as shown (or choice of your own - price is per facade listed) - 2.7m Ceiling Height - 6 Star Energy compliance included - Stainless Appliances - Incl Rangehood and Dishwasher - LED Downlights throughout - Reverse Cycle Ducted Heating & Cooling - Floor Coverings throughout - Driveway & Perimeter Paving - Front Basic Landscaping - Side & Rear Fencing (50% split) - Fully plumbed Rainwater Tank - Automatic Panel-lift Garage Door - Instantaneous Gas Hot Water System - Robes as per plan - Letterbox/TV Antenna & Clothesline - Plus, Much More..... Land is by developer and all information should be checked for accuracy. Land Value is \$250,000 Plans are subject to council consent and assume site is clear of vegetation at time of commencement. Unless otherwise stated, all figures exclude retaining allowances and assume a flat allotment. Pricing assumes selections from HPG Homes pre-determined colour schemes and standard selections unless otherwise stated. E&OE