

**2/1A Parcoola Avenue, Hope Valley, SA 5090**



**Townhouse For Sale**

Thursday, 16 November 2023

2/1A Parcoola Avenue, Hope Valley, SA 5090

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 192 m2**

**Type: Townhouse**



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**\$639,400**

Imagine entertaining your friends and family in your spacious new home with an unusually large private yard, extra-long carport/alfresco, and wide glass stacker doors that seamlessly connect the indoor and outdoor living spaces. After the party, let your guests sleep off the night in the conveniently located third bedroom on the ground floor, (in addition to a full-sized bathroom) – maintaining the absolute privacy of your upstairs sleeping quarters. Indulge in your massive bathroom with a walk-through shower to your luxurious free-standing bath. Soak for hours without any annoying knocks on the door thanks to the separate powder room. No need to fight over the bedrooms: all three have been generously designed to comfortably fit a queen-sized bed plus two bed-side tables and all include large built-in robes. You will be surprised by how little savings you need. Qualifying first home buyers will get \$15,000 from the First Home Owner's Grant PLUS full stamp duty concessions worth over \$28,000. Pay less on both your deposit and your repayments with a much smaller home loan than you imagine thanks to HomeStart Shared Equity. The savings don't stop once you get the keys... Feel good about the environment and save money since your home is all-electric (no gas bills), including a 2kw solar system, energy-saving hot water with an electric heat pump (hot water typically accounts for a quarter of your electricity bill), ceiling fans in the upstairs bedrooms, and four-zoned ducted Samsung air conditioner so that you only heat/cool the area that needs it. Another rarity at this price range, is that your home is Torrens titled – which means no pesky community title fees or rules to follow. Ideally located close to great shops & cafes, schools, parks, and public transport – everything you could need is close at hand. Buy with absolute confidence knowing that this home meets the SA government's "HomeSeeker Turnkey Standard," which means you are getting a guaranteed fixed-price, fully inclusive build, with no more to pay. You will be delighted by the quality – ask for your e-brochure to see the lineup of the top brand-name inclusions for your exciting new home. With construction starting early 2024, act now to add your personal touch to your exciting new home and then enjoy watching it being built with care and attention by Boston Building Group who have been building dream homes for over 30 years. This opportunity is exclusive to the government's HomeSeeker SA program - find out if you are eligible at [homeseeker.sa.gov.au/eligibility](https://homeseeker.sa.gov.au/eligibility). And it must be sold in a first-in-line order so call as soon as possible to avoid the disappointment of missing out. We (Xsell Property & our suppliers) have made every effort to ensure that the information provided for this property is accurate, however we provide no warranties or guarantees. We accept no liability for any errors or omissions (including but not limited to land size, floor plans, or general condition) and recommend that if you are interested you make relevant checks and seek qualified and independent advice where necessary. RLA: 267 - 857