

Lot 318 Gracewood Estate, Mallala, SA 5502



House For Sale

Sunday, 23 June 2024

Lot 318 Gracewood Estate, Mallala, SA 5502

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 450 m2

Type: House



Jason Loizou
0430599630

\$639,900

A single storey family home to be constructed by HPG Homes on an impressive 450m² 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 Bungalow.... One of the most recognised styles of homes in South Australia. What better than getting the pinnacle of both worlds. A recognisable design in a modern twist. Featuring 4 quality sized bedrooms, including Master with Walk through Robe and classy ensuite to finish off your suite. The rest of the home is spacious and features a good-sized general bathroom with extra-large shower and separate toilet. Good sized laundry with exit to that side of the home, and a huge alfresco under main roof which sits comfortably on the corner of your Living room. The kitchen features a huge walk-in butler's pantry, and kitchen bench space is ample with an island feature for stools under the benchtop. When you want to have the best in everything, this home will have that in spades. Display home coming at Roseworthy - St Yves 2022. 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 \$187,900 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. *7 Star Assessment may need to be factored in depending on titles and application time. Pricing assumes selections from HPG Homes pre-determined colour schemes and standard selections unless otherwise stated. E&OE