

Lot 325 Gracewood Estate, Mallala, SA 5502



House For Sale

Sunday, 23 June 2024

Lot 325 Gracewood Estate, Mallala, SA 5502

Bathrooms: 2

Parkings: 2

Area: 576 m2

Type: House



Jason Loizou
0430599630

\$761,900

A single storey family home to be constructed by HPG Homes on an impressive 576m² 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.... When average isn't good enough! Introducing the Johnson Floorplan by HPG Homes. A huge home with bells and whistles everywhere. A variety of Façade options are available to the front of the home, so talk to the team today about what look you are after, but once that is sorted, you are greeted on entry by your theatre room on one side of the wide entry, and on the other you have your Master Suite, including a spacious Bedroom area, Humongous Walk in Robe which could be his and hers, and a great sized Ensuite. As you progress further into the home, you come upon the open living, kitchen area which appeals to all with a huge kitchen space. A massive Island bench with plenty of room for stools and guests to sit whilst you prepare meals, and a huge wall of cabinetry to house your cooking skills. Off the kitchen is a nice sized Walk in Pantry for your appliances and food stores. A dedicated space for a good-sized dining table will ensure your guests plenty of room to be entertained. The true family home, this floorplan features 4 good sized bedrooms and a decent sized laundry for the times when kid's sports fill the washing basket! talk to the team today about your options on this floorplan and this allotment. 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 \$232,900 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