

# Lot 77 New Road, Angle Vale, SA 5117



## House For Sale

Friday, 5 July 2024

Lot 77 New Road, Angle Vale, SA 5117

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 630 m2**

**Type: House**



Liane Goldsmith  
0408280055

**\$761,721**

This house & land package is to be constructed. Included in this house and land package, you will also find: \$17,000 discount off house (included) 2.7 metre ceilings\* Upgraded carpet & timber laminate flooring\* 900mm stainless steel appliances, including dishwasher Dishwasher & microwave provision Square edge, laminate bench tops\* Upgraded insulation, including internal walls\* Ducted heating & cooling 2340mm high internal doors 2340mm high front door Sliding doors to robes, plus drawer and shelf units Site works & footings allowance above standard NCC compliant Fast-tracked building process\* Conditions apply. Certain elevations may not match the particular floor plan published in this package and, as such, all floor plans and elevations are for illustration purposes only. Land subject to availability. We make no representation and, to the extent permissible at law, we disclaim all liability, as to the suitability of the land to build on, or the suitability of any house design, or otherwise. You must satisfy yourself of that by inspection, or by taking professional advice, or otherwise. Pricing is indicative only and based on standard costings. Price may vary depending on selections, engineering, council and utility requirements and adjustments to allowances. All packages subject to final council approval. Alan Hickinbotham Pty Ltd ABN 13 007 567 222, RLA 230557. Construction Services Australia Pty Ltd ABN 99 007 641 787, Building Licence G8969.