

# Lot 95 Hamilton Street, Angle Vale, SA 5117

Hickinbotham

## House For Sale

Tuesday, 25 June 2024

Lot 95 Hamilton Street, Angle Vale, SA 5117

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 95 m2

Type: House



Daniel McCabe

0423004249

**\$548,000**

This house & land package is to be constructed. The Tarragona by Hickinbotham is a new home designed for narrow blocks and features 3 good sized bedrooms. Upon entry to the home, the master bedroom features at the front of the house away from the main living area for some peace and quiet at the end of the evening. It features a spacious walk-in robe as well as a private ensuite. Bedrooms 2 and 3 are located further down the hallway and are serviced by a second bathroom with a separate toilet for added convenience. There is also a separate laundry that leads directly outdoors. The modern kitchen overlooks the open plan family and meals area, keeping the family together in the evenings. There is a secure single garage with direct access into the home for those who are security conscious. This is a great feature, which is especially handy when unloading groceries from the car. Included in this house and land package, you will also find: In-house finance available Range of facades to choose from Reverse Cycle Airconditioner Carpet to Bedroom and Living and timber laminate to remainder Feature Facade Allowance Included NBN Connection 2.7m Ceilings Generous external footings and site works allowance 25 year structural guarantee and 3 month maintenance period Ask about our latest offer! \*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.