

# Lot 1/126 Warren Road, Modbury North, SA 5092



## House For Sale

Friday, 19 January 2024

Lot 1/126 Warren Road, Modbury North, SA 5092

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 316 m2**

**Type: House**



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## **FIXED PRICE \$632,000**

LAND SCARCITY IS INCREASINGLY EVIDENT IN SOUTH AUSTRALIA, PARTICULARLY IN THE COVETED REGIONS OF THE NORTH-EAST! DO NOT HESITATE, THIS WILL GO FAST! FIRST HOME OWNERS GRANT APPLICABLE. NO OTHER BUILDER IN THE STATE IS OFFERING A FIXED PRICE UPFRONT, TURNKEY PRODUCT! A single storey family home to be constructed by HPG Homes on an approximately 316m<sup>2</sup> 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 in Modbury North 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. This design has all aspects covered when it comes to style and convenience. 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 & Rear 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 agent and all information should be checked for accuracy. Land priced at \$315,000 (asking price is \$300,000 - \$325,000) 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. Pricing assumes selections from HPG Homes pre-determined colour schemes and standard selections unless otherwise stated. E&OE