

# Lot 1 & 2, 3 Erong Avenue, Gilles Plains, SA 5086



## Sold House

Friday, 15 September 2023

Lot 1 & 2, 3 Erong Avenue, Gilles Plains, SA 5086

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 292 m2

Type: House



Vishal Modi



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**Range: \$655,000 - \$765,000**

Introducing Great H&L packages by Fortune Living at Gilles Plains. The proposed house and land packages are with a generous building size of approx. 164sqms. 3 good-sized bedrooms with BIR/ WIR, generous sized separate lounge/study, an open design kitchen with a walk-in-pantry, large living and meals area with provision to build outdoor ent. area for your family get-together time. Close to Wandana Primary School or the Valley View Park Golf Course and enjoy being just minutes from the popular Gilles Plains Shopping Centre for all your weekly shopping needs. Public transport and the O-Bahn bus route to the CBD are all within easy reach. All amenities located only minutes away including shopping and entertainment at Westfield Tea Tree Plaza and Gilles Plains Shopping Centre have to offer. Within walking distance to public transport options, a variety of local parks and excellent schools including St Paul's College and Kildare College. All of this and only 11.5km (approximately) to the Adelaide CBD, this is the perfect place to call home! First home buyers - Take advantage of the possible \$15,000 grants and save further thousands of dollars on Stamp Duty. This truly reflects amazing value! For the sharp investors, the Fortune Building Group has the most professional development team to assist you in building up your property portfolios and your fortune. As a proud custom builder Fortune Living is willing to design plan as per your lifestyle. Upgrade and Turn-key package available to move in hassle free. Feature of your Fortune Upgrade Home:

- Generous footing allowance
- 2.7m high ceilings
- 20mm smart stone benchtop to kitchen
- Provision of LED downlights, double and single power points
- Floor and wall tile from builder's range up to 600mm x 600mm
- Spacious bedrooms with built-in robes
- Light-filled open plan living/meal area
- Kitchen appliances package
- 26L Instantaneous gas hot water system
- Garage with remote-controlled automatic panel lift door
- Flyscreens to all window openings
- Premium Paint from the builder's range
- Solar-ready framing structure
- NBN provision
- 25-year structural guarantee
- 3-month maintenance period

Disclaimer:

- The details contained in the listed house and land packages were correct at the time of listing, however, pricing and land availability are subject to change without notice.
- Proposed concept plans and images are for illustration purposes only.
- Proposed concept plans and images are subject to all Council and Government consent.
- Changes made to the design may affect the total cost of the package.
- Photos are for illustration purposes only and may not depict the layout or inclusions of the home you purchase.
- This House and Land Package comprises a Building Contract (subject to approvals, specifications, and selections) and a Land Sales (with a Licensed Land Agent). For further inquiries, please contact our Fortune Consultant.