

# Lot 1120 Orleana Waters, Evanston Gardens, SA 5116



## House For Sale

Thursday, 9 May 2024

Lot 1120 Orleana Waters, Evanston Gardens, SA 5116

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 300 m2

Type: House



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**\$599,900**

A single storey family home to be constructed by HPG Homes on an impressive 300m<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 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.... Introducing the Modernist 155 Floorplan by HPG Homes. One of very few floorplans that enable a double garage configuration to fit on a 10m wide allotment, this home maximises the width of the lot, and produces an utterly unique, high-quality result. Featuring a huge open plan living/meals/kitchen, 3 great sized bedrooms and Master featuring Ensuite and Walk in pantry. If your budget permits, talk to the team about adding an Alfresco under main roof, which will truly finish off this wonderful design. HPG have a range of Façade options that will create a unique look from the street, making your home something to truly be proud of. HPG Homes include stainless appliances, downlights throughout, panel Lift door, plus much much more. Talk to HPG today about how we can help you get into your new home sooner! 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 \$230,000 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