

# Lot 153 TBC St 23 North, Angle Vale, SA 5117



## House For Sale

Saturday, 11 May 2024

Lot 153 TBC St 23 North, Angle Vale, SA 5117

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Area: 331 m2**

**Type: House**



Matthew Dungey  
0404533500



Caleb Rose  
0401849300

**\$608,900**

🔗 Introducing Your Dream Home by HPG Homes: The Robertson 165 with Upgraded Granite Facade Welcome to HPG Homes, where your dream home becomes a reality. Say goodbye to long waiting times and uncertainties with our true fixed-price turnkey solutions. With build slots available now, you can kickstart your journey to homeownership without delay. Key Features: Design: Robertson 165sqm - a unique floorplan tailored for a 10m wide allotment, maximizing space and quality. Upgrade: Granite facade for a luxurious exterior finish. Land Size: 10m x 33.1m (331sqm) Price: \$245,000 Titles: July 2024 (approx.) Turnkey Inclusions: Your new home comes with everything you need for a hassle-free move-in: Facade as shown Ceiling Heights: 2700 ceilings with external doors 2340mm and windows to eave height 6 Star Energy compliance included Stainless Appliances: Rangehood and Dishwasher included 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... Tailored Design: At HPG Homes, we understand your unique needs. Our team is ready to customize your design and inclusions to fit your vision perfectly. Whether it's a custom plan or modifications to existing ones, we're here to make it happen. Quality and Reliability: With HPG Homes, you can trust in our quality, reliability, and transparency. Our multi-award-winning team is committed to making your dream home a reality. We're one of South Australia's preferred builders for a reason. Additional Information: Land value: \$245,000 Plans subject to council approval Assumes a clear allotment with services in place Pricing based on HPG Homes pre-determined color schemes and standard selections Errors and omissions excepted (E&OE) Get Started Today: Don't wait any longer to make your dream home a reality. Contact HPG Homes today to secure your build slot and start the journey towards your perfect home. Remember, with HPG Homes, it's fixed price turnkey - because your dream home deserves nothing less