

# Lot 2233 TBC Street, Angle Vale, SA 5117



## House For Sale

Wednesday, 12 June 2024

Lot 2233 TBC Street, Angle Vale, SA 5117

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Area: 325 m2**

**Type: House**



Matthew Dungey  
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**\$624,900**

Welcome to HPG Homes, where we offer a true fixed price turnkey solution for your new home. Our 10 month industry leading build time ensures that you won't have to wait a year for us to start building your dream home. With build slots available now, you can get started on your project right away. Suitable for a 10m wide allotment, the Robertson 165 is a purpose designed floorplan used by HPG Homes when a double garage is a priority on a narrow allotment. Traditionally, 10m wide allotments are problematic and difficult to make work with a double garage, but the Robertson is one of the most versatile and functional floorplans. The home features a front lounge area followed by the master with Walk through robe and Ensuite. Two good sized additional bedrooms with a spacious bathroom between them, with separate toilet feature behind the garage space. The open space living meals lounge is fantastic at the rear, and the sizable laundry could be modified to make the living space or Master Bedroom even larger if you wish. Various Façade options are available along with inclusions. Your new home comes with a full turnkey package, including:

- Façade as shown
- Ceiling Heights 2700
- 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

We understand that every individual has different requirements, and our team is here to help tailor your design and inclusions to suit your needs. Whether you have your own lot or need help finding one, HPG Homes is here to assist you. Our custom plans are available, and we can also make changes to our existing plans to fit your vision. With the option of Timber or steel frame and no additional cost, you can ensure you have the best-built home for your budget. At HPG Homes, we pride ourselves on quality, reliability, and transparency. Our multi-award-winning team works closely with you to make your dream home a reality. Talk to us today and see why we are one of South Australia's preferred builders. Remember, "fixed price turnkey - it's got to be HPG." We understand that every individual has different requirements, and our team is here to help tailor your design and inclusions to suit your needs. Whether you have your own lot or need help finding one, HPG Homes is here to assist you. Our custom plans are available, and we can also make changes to our existing plans to fit your vision. At HPG Homes, we pride ourselves on quality, reliability, and transparency. Our multi-award-winning team works closely with you to make your dream home a reality. Talk to us today and see why we are one of South Australia's preferred builders. Remember, "Fixed price turnkey - it's got to be HPG." Please note that the land is owned by the developer and all information provided should be checked for accuracy. The land value is \$259,000. Our plans are subject to council approval and assume that the site is clear of vegetation at the start of construction. All prices mentioned exclude retaining allowances, rock and plinths under fences if required and assume a flat allotment free of vegetation with services already in place. Our pricing assumes selections from HPG Homes pre-determined colour schemes and standard selections unless otherwise specified. Errors and omissions excepted (E&OE).