

# Lot 239 Noah Crescent, Angle Vale, SA 5117



## House For Sale

Sunday, 28 April 2024

Lot 239 Noah Crescent, Angle Vale, SA 5117

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 300 m2**

**Type: House**



Nader Choujaa

0416694411

**\$529,950**

**\*\* Liveable House Design (LHD) Compliant \*\***Great opportunity for the first home buyer or investor to take advantage of this rapidly growing suburb, with an average of a estimated 12% growth per annum on properties in the area its obviously no mistake why people are choosing this suburb to build their dream home.Are you ready for your little slice of heaven right here in Angle Vale?Build your dream home less than 23 minutes away from some of Australia's best wineries and vineyards & 23 minutes away from the Adelaide CBD. This allotment provides you with 300m<sup>2</sup> of land with a10m frontage and 30m of depth.The proposed package has 2.7m ceilings, 3 bedrooms with BIR/ WIR, Upgraded Front door & Internal doors, Stone Bench tops, 900mm appliances, Upgraded bathrooms, Upgraded Tap ware, Upgraded lighting inc 30 x Down lights, Single garage with panel lift door, ducted reverse cycle air conditioning inc Touch-zone control touchpad, 6.6kw solar system, an open plan Kitchen, living and meals area with ample space for your family get-together time.As one of the most trusted and awarded custom builder, Sterling Homes is willing to design your home as per your lifestyle. (Plan can be customized as per your requirements)Stop dreaming about purchasing in this thriving suburb and make it reality with this affordable house and land package.**YOU WILL NOT FIND A BETTER VALUE FOR MONEY PACKAGE IN ANGLE VALE!** Don't waste time, This package will not last at this price point!**\*TURN KEY OPTIONS ALSO AVAILABLE\***Included in this package you will also find:**\* Double Garage, Inc Auto Panel Door\* Built in Robes\* Overhead Cupboards\* Stainless Steel Appliances\* Reverse Cycle Aircon\* 2.7m High Ceilings \* Site Work & Footings - Allowance\* Plus Much Much More\*** Conditions apply. Certain elevations may not match the particular floor plan published in this package, as such all floor plans and elevations are for illustration purposes only. Note: Plans and photographs are indicative only E.&OE - Prices may vary depending on selections, engineering, council and utility requirements and adjustments to allowances. All packages are subject to final Council or Developer approval. The land referred to in this House & Land Package is not owned by Sterling Homes. Sterling Homes makes no representation about the suitability of the land to build on or otherwise. You must satisfy yourself of that by inspection or by taking professional advice. Land subject to availability. Land component sale by SAPAC RLA:311988