

**Lot 2393 TBC Street, Mount Barker, SA 5251**



**House For Sale**

Monday, 3 June 2024

Lot 2393 TBC Street, Mount Barker, SA 5251

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 431 m2**

**Type: House**



Matthew Dungey  
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## Fixed Price & Turn Key - Land ready now!!

Welcome to HPG Homes, where we offer a true fixed price turnkey solution for your new home. Our 8 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. When looking for your perfect home.... look no further. The Hamilton 176 and 176b floorplan by HPG Homes is that perfect home for all. Featuring the option of a 3- or 4-bedroom configuration, this home is action packed with Wow factor. Spacious master bedroom, with walk through robe and ensuite, and stunning feature packed kitchen, with walk in pantry and laundry behind. The home is a true entertainers delight, given the open plan living area with a fantastic kitchen island creating the ultimate usable space. The home will suit the growing family for years to come in the 4 Bedroom configuration of its room sizes are a priority, the three bedroom and larger open living area might have more appeal. Talk to the team today about customising the plans to suit your needs. 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 & Rear 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 \$285,000. 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).