

# Lot 250 TBC St 23 North, Angle Vale, SA 5117



## House For Sale

Saturday, 11 May 2024

Lot 250 TBC St 23 North, Angle Vale, SA 5117

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 300 m2**

**Type: House**



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**\$602,900**

🏠 **Your Dream Home Awaits: The Alisha 156 by HPG Homes** Welcome to HPG Homes, where your vision of the perfect home becomes a reality. Say farewell to uncertainties and lengthy waits with our true fixed-price turnkey solutions. With build slots available now, commence the construction of your dream home without delay.

**Key Features:** Design: Alisha 156 - An entertainer's paradise that wows your family and friends. Land Size: 10m x 33.1m (331sqm) Land Price: \$245,000 Titles: July 2024 (approx.)

**Description:** Prepare to be impressed by the Alisha 156, designed by HPG Homes to elevate your entertaining experience. This quality home boasts a nice-sized garage with an automatic Panel Lift Door, and various Façade options to choose from, allowing you to personalize your home's exterior. As you enter through the wider-than-standard entry hallway, you'll be greeted by the master bedroom, featuring a walk-through robe configuration leading into a stunning ensuite with plenty of vanity space. Two additional bedrooms, spacious and equipped with ample storage, cater to the needs of a growing family. Moving towards the rear of the home, you'll be captivated by the impressive living space. The well-formatted kitchen, complete with a walk-in pantry, provides ample storage for decluttering your kitchen, leaving the benchtops looking pristine. With stools under the long kitchen bench, guests can sit and socialize while you prepare meals. The dining space is perfect for hosting dinner parties, accommodating a decent-sized table for all your guests, or you can opt to dine alfresco under the spacious alfresco area under the main roof. Finally, if you're hosting a watch party for the footy grand final, the huge living space provides plenty of seating for everyone to enjoy the game in comfort.

**Turnkey Inclusions:** Your new home comes fully equipped with everything you need: Stylish Facade as shown Ceiling Heights: 2700mm ceilings with external doors raised to 2340 and windows to eave height 6 Star Energy compliance included Stainless Appliances: Rangehood and Dishwasher included LED Downlights throughout Reverse Cycle Ducted Heating & Cooling Quality 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 And much more...

**Tailored Design:** We understand your unique requirements. Our team is ready to customize your design and inclusions to match your vision perfectly. Whether it's a custom plan or modifications to existing ones, we're here to make it happen.

**Quality and Reliability:** At HPG Homes, quality, reliability, and transparency are our priorities. 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 embark on the journey towards your perfect home. Remember, with HPG Homes, it's fixed price turnkey - because your dream home deserves nothing less.