

# Lot 28 Carmel Road, Angle Vale, SA 5117

## House For Sale

Tuesday, 7 May 2024

**STATESMAN**  
HOMES

Lot 28 Carmel Road, Angle Vale, SA 5117

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 648 m2**

**Type: House**



Dallas Chivers

0405808434

**\$758,109**

This house & land package is to be constructed. Mixing family life with a little luxury, this home includes a home theatre, office, family room and alfresco, and conveniences like a secure double garage with a spacious store/workshop and direct access to the kitchen. Included in this house and land package, you will also find: \$10K discount applied 2700mm high ceilings LED downlights 900mm Westinghouse kitchen appliances Ducted reverse Cycle air-conditioning Single span panel lift garage door Portico at front elevation Alfresco with slab and tiles Carpet to bedrooms Timber floors to remainder of home Colorbond roofing Insulation to external and internal walls and ceiling NBN provision Soil removal and generous footings allowance 25-year structural warranty 3-month maintenance\* Conditions apply. Certain elevations may not match the particular floor plan published in this package and, as such, all floor plans and elevations are for illustration purposes only. Land subject to availability. We make no representation and, to the extent permissible at law, we disclaim all liability, as to the suitability of the land to build on, or the suitability of any house design, or otherwise. You must satisfy yourself of that by inspection, or by taking professional advice, or otherwise. Pricing is indicative only and based on standard costings. Price may vary depending on selections, engineering, council and utility requirements and adjustments to allowances. All packages subject to final council approval. Alan Hickinbotham Pty Ltd ABN 13 007 567 222, RLA 230557. Construction Services Australia Pty Ltd ABN 99 007 641 787, Building Licence G8969.