

# Lot 48 Valley Road, Angaston, SA 5353

**STATESMAN**  
HOMES

## House For Sale

Tuesday, 9 January 2024

Lot 48 Valley Road, Angaston, SA 5353

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 800 m2**

**Type: House**



Megan Charlton  
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**\$648,140**

This house & land package is to be constructed. A house and land package by Statesman Homes with plenty of space for comfortable family living! The Virginia is a magnificent home and features many luxurious details including a home theatre and gourmet kitchen with huge separate pantry. The master bedroom suite has a large his and her walk-in robe with a luxurious ensuite that includes a double basin vanity. There are three other good-sized bedrooms, two have walk-in robes for added space and convenience. This grand home has an additional living area or home theater giving you the flexibility of formal and casual living. The kitchen overlooks the open-plan family and meals area, creating an environment where the chef can be a part of the family activities and keep an eye on the kids. The kitchen conveniently has a walk-in pantry and lots of bench space, as well as a gorgeous island bench with raised breakfast bar. Out from the meals area are two grand sliding doors leading to the alfresco area - this home really has it all! Included in this house and land package, you will also find: \$10K discount applied 2700mm high ceilings 25 degree roof pitch LED downlights throughout 900mm Westinghouse kitchen appliances Ducted reverse Cycle air-conditioning Single span panel lift garage door Portico at front elevation Alfresco with slab Carpet to bedrooms Timber floors to remainder of home Colorbond roofing upgrade 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.