

# Lot 75 New Road, Angle Vale, SA 5117

## House For Sale

Thursday, 9 May 2024

**STATESMAN**  
HOMES

Lot 75 New Road, Angle Vale, SA 5117

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 630 m2**

**Type: House**



Emma Bedford

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**\$710,000**

This house & land package is to be constructed. The Glengowrie by Statesman offers plenty of room for everyone with 4 spacious bedrooms and huge open plan living areas. A galley style kitchen in the centre of the home, equipped with a huge walk-in pantry/scullery, overlooks the meals and family area, bringing the family together. The family and meals area also spill out onto an alfresco area under the main roof, bringing the outside in! Also included in this great value house & land package: Included in this house and land package, you will also find: \*\*10k discount off your build Single panel lift garage door Ducted Reverse cycle air conditioner Ceiling, external and internal wall insulation Flooring allowance to your whole home 2.7m High ceilings Walk in robe and en-suite to Master Bed N.B.N. connection 6 Star energy rating assessment Soil removal Travel allowance Site works & footings allowance above standard Rainwater bypass & 3 month maintenance period 25 Year Structural Guarantee \*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.