

# Lot 80/7 Naylor Avenue, Rostrevor, SA 5073



## House For Sale

Thursday, 4 April 2024

Lot 80/7 Naylor Avenue, Rostrevor, SA 5073

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 396 m2**

**Type: House**



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**\$902,000**

A single storey family home to be constructed by HPG Homes on an approximately 396m<sup>2</sup> allotment offering plenty of space inside and outside for everyone in the family. Build your perfect first home, or dream home on this excellent allotment with a range of great local schools, Sports Clubs, Health Clubs and with a variety of local shopping centres nearby. Also, nearby to public transport and with a great range of local food options around. Don't miss this opportunity to build a future place to call home for you or your family. Looking for a modern home, that you can entertain friends and family, or relax in style.... Look no further. The Jasper 133 is an affordable home design that maximises the allotment and produces a truly stunning home once complete. With all the features that modern day homes should include, such as walk in pantry, walk in robe, ensuite and kitchen bench ready for stools to sit under the overhanging benchtop. This home is action packed with surprise to make your home impress. Additionally, three great sized bedrooms, with the master bedroom consisting of a walk-in robe and a functional ensuite, and a good-sized main bathroom to cater for guests or the rest of the family. As you continue down the home you cross a great formal lounge area, that leads into the main living/kitchen/dining, long open plan living areas. Kitchen features overheads and a good-sized pantry along with European appliances. As a truly custom builder, HPG Homes can easily tailor the floorplan and inclusion to suit your lifestyle needs and requirements. - Façade as shown (or choice of your own - price is per facade listed)- 2.7m Ceiling Height- 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 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- Plus, Much More.....Land is by developer and all information should be checked for accuracy. Land Value is \$550,000 - \$580,000 Plans are subject to council consent and assume site is clear of vegetation at time of commencement. Unless otherwise stated, all figures exclude retaining allowances and assume a flat allotment. Pricing assumes selections from HPG Homes pre-determined colour schemes and standard selections unless otherwise stated. E&OE