

Angle Vale, 17 Lotus Place

Your Brand-New Family Home Awaits!

Eligible First Home Buyers take advantage of the \$15,000 grant[^].

Stamp Duty Relief for Eligible First Home Buyers^{^^}

Andrew Rose of LJ Hooker is delighted to present this outstanding opportunity to secure a brand-new home in the highly sought-after Hillsview Green Estate of Angle Vale.

Step into a future of comfort and style with this newly built residence, offering all the benefits of modern living without the hassle of building. Whether you're a first-time buyer eager to start your homeownership journey or an investor seeking a prime opportunity, this four-bedroom, two-bathroom home with a double garage is the perfect choice.

From the moment you enter, you'll be captivated by the elegant design and carefully curated colour palette that flows throughout. The floating floorboards add a contemporary



For Sale
UNDER CONTRACT BY ANDREW ROSE

View
ljhooker.com.au/66XXFDC

Contact
Andrew Rose
0421 988 597
andrew.rose@ljhces.com.au



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

**LJ Hooker Craigmore | Elizabeth |
Salisbury
(08) 8255 9555**

touch, combining practicality with aesthetic appeal.

The master bedroom is a luxurious retreat, complete with a walk-in robe and a beautifully appointed ensuite. The additional bedrooms all feature built-in robes, providing ample storage and a sense of order.

At the heart of the home is the expansive open-plan kitchen, dining, and living area-an inviting space perfect for entertaining, dining, or simply unwinding with family. The large walk-in pantry adds both convenience and style, ensuring a well-organized kitchen.

Outside, the low-maintenance gardens have been designed to enhance your lifestyle, offering more time for relaxation and less time spent on upkeep.

Standout Features:

- Brand-new home
- FHOG eligibility
- Heating and cooling
- Large walk-in pantry
- Modern, light-filled interiors

Specifications:

- CT / 6300/241
- Council / Playford
- Built / 2025
- Land / 372 sqm
- Easements / NIL
- Estimated rental assessment / TBA

Positioned at the end of a quiet street in the prestigious Hillsvie Green Estate, this home offers a prime location close to Angle Vale Shopping Centre, ensuring convenient access to shops and services. Families will appreciate the proximity to top educational institutions, including Trinity College, Angle Vale Primary School, and several childcare centres. The Angle Vale Community Sports Centre is also nearby, making this an ideal location for young families.

Every aspect of this exceptional new home has been meticulously crafted. Don't miss out-contact Andrew Rose today to secure this incredible opportunity!

^ Visit www.revenuesa.sa.gov.au/first-home-owners-grant for full details on this grant.

^^ Visit <https://www.revenuesa.sa.gov.au/stampduty/first-home-buyer-relief> for full details on stamp duty relief.

Disclaimer:

We have in preparing this document used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this document.

RLA155355



**LJ Hooker Craigmore | Elizabeth |
Salisbury
(08) 8255 9555**

Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

More About this Property

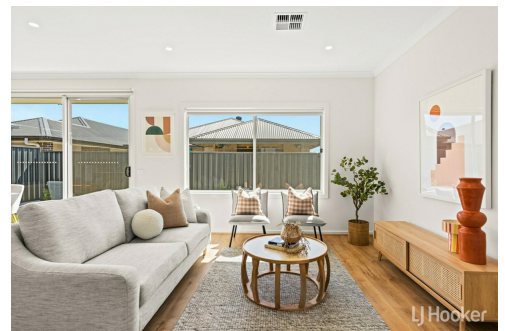
Property ID	66XXFDC
Property Type	House
Land Area	372 m2

Andrew Rose 0421 988 597

Senior Sales Representative | andrew.rose@ljhces.com.au

LJ Hooker Craigmore | Elizabeth | Salisbury (08) 8255 9555

Shop 17, Craigmore Village, Yorktown Road, CRAIGMORE SA 5114
craigmoreelizabeth.ljhooker.com.au | Office@ljhces.com.au



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

**LJ Hooker Craigmore | Elizabeth |
Salisbury
(08) 8255 9555**



17 Lotus Place, Angle Vale

INTERNAL - 163.6 SQM
 EXTERNAL - 6.1 SQM
 TOTAL - 169.7 SQM

Please Note: Every care has been taken to verify the correctness of the areas and details used in this leaflet. No warranty or representation is given or made as to the correctness of the information supplied and neither the owners, illustrator nor the Agent accept responsibility for errors or omissions. The sketch is for illustration purposes only and intending purchasers should satisfy themselves independently regarding sizes, layout and location of the property. Please check with local council that all structures are approved by council.