



1-3/9 Graves Street, Newton

Your New Home Starts Here!

Are you ready to stop renting and start building? Three brand new blocks with approved plans are rare to find.

Each block offers approximately 326m² with frontages of 8.04m and 8.05m, the ideal size for a modern, low maintenance home without the burden of a big backyard. Approved packages with Metro Homes are available, giving you a clear, simple path from purchase to move-in.

Lot 1- 326m², 8.04m frontage

Lot 2- 326m², 8.05m frontage

Lot 3- 326m², 8.04m frontage

Take advantage of the current government grant schemes available. (subject to necessary approvals)

- First Home Owner Grant
- Stamp Duty Relief/ Concessions: zero stamp duty on vacant land for eligible first home buyers.
- Help to Buy Scheme: Shared equity scheme where the

3 2 2

FOR SALE
Contact Agent

VIEW
By Appointment

AGENTS

Luke Mitchell

0411 703 055

luke.mitchell@ljhadelaidemetro.com.au

Claude Buccella

0419 394 110

claud.buccella@ljhadelaidemetro.com.au

AGENCY

LJ Hooker St Peters

(08) 8362 8008

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

government contributes 40% toward the cost of a new build or construction for eligible first home buyers.

- Downsizing Stamp Duty Relief: zero stamp duty may be available to eligible applicants aged 60 years and over who are downsizing their PPOR to a replacement property with a smaller land size than their current home.

Newton is a well established suburb with everything close at hand. Spend weekends at local parks and reserves and do the weekly shop at Newton Central. Local schools are nearby, making this a convenient base for young families, downsizers and first home buyers.

Affordable, practical and ready to go. Enquire today to secure your block and take the first step.

Purchasing this property as an investment? Talk with Kirsty Clark from our PM team and see why our Property Management department is #1 amongst all the LJ Hooker offices Worldwide.

- * All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal advice.

RLA 61345 RLA 282965 RLA 231015

MORE DETAILS

Property ID	2EQNFDZ
Property Type	House
Land Area	326 m2

Luke Mitchell 0411 703 055

Sales Consultant | luke.mitchell@ljhadelaidemetro.com.au

Claude Buccella 0419 394 110

Principal | claudio.buccella@ljhadelaidemetro.com.au

LJ Hooker St Peters (08) 8362 8008

2a Portrush Road, PAYNEHAM SA 5070

stpeters.ljhooker.com.au | stpeters@ljhadelaidemetro.com.au

