

10 Sam Circuit, Angle Vale, SA 5117



Sold House

Thursday, 4 April 2024

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Bedrooms: 4

Bathrooms: 2

Parkings: 6

Area: 589 m2

Type: House



James Aubert

0884828204

\$850,000

Ray White Salisbury is proud to present 10 Sam Circuit Angle Vale. THE LOCATION: Nestled in the serene estate of Miravale, this family home offers an idyllic lifestyle surrounded by parks, reserves, and convenient amenities. This peaceful property provides the perfect retreat from the hustle and bustle of city life while still offering easy access to all the essentials. Situated just off major roads Heaslip and Curtis Road, residents of Miravale enjoy seamless connectivity to the Northern Expressway, providing a swift route to the city centre in under 40 minutes. This prime location ensures effortless commuting for work or leisure. Families will appreciate the abundance of educational facilities within walking distance, including the brand-new Riverbanks College (B-12), Trinity College - Gawler River (R-10), and the esteemed Angle Vale Primary School (R-7). Additionally, Angle Vale Kindy Care, Angle Vale Preschool, and an Early Learning Centre onsite at Miravale cater to the needs of young learners. Indulge in a variety of dining options at Miravale, with choices ranging from the acclaimed Virgara Wines to the inviting ambiance of Sneaky's Restaurant. The Angle Vale Cafe and Angle Vale Tavern offer further options for relaxed dining experiences. For health and wellness needs, residents can take advantage of the Angle Vale Family Practice and the Community Sports Centre, both conveniently located nearby. Shopping conveniences abound with Terry White Chemmart, Australia Post, Angle Vale Newsagency, BWS, Derrimut Gym, and Drakes Foodland all within walking distance in Angle Vale's nearby town centre. THE RESIDENCE: This stunning 2020-built home within the prestigious Miravale Estate showcases the pinnacle of quality, presentation, and thoughtful design. The front of the home boasts a modern facade, neatly manicured lawn and garden beds, exposed aggregate driveway and perimeter paths, a Double Carport plus Single Carport with Double Gates providing rear yard access, all presenting a grand entrance to your contemporary haven. Enter through the decked porch and grand double doors into a world of elegance. The interior is adorned with ducted reverse cycle heating and cooling, creating a comfortable atmosphere with 2.7-meter ceilings and downlights throughout, adding to the overall grand appeal. To the right of the entry, discover the generously sized Master suite, with a slatted timber feature wall, plush carpeting, awning windows and charcoal sheer curtains, his and hers walk-in robe, and ensuite. The ensuite has countless modern features not limited to floor-to-ceiling tiling, frameless shower screen with tiled niche and rainfall shower head, double vanities with led mirrors. Continuing down the wide hallway, porcelain tiles guide you to an impressive, luxurious and light-filled open-plan living space. Here, a high-quality kitchen, offering a large fridge provision, stainless steel appliances, including a 900mm gas cooktop, oven, rangehood, dishwasher, stone benchtops, two-tone cabinetry, built-in microwave, and a walk-in butler's pantry with bar fridge. The hallway off the main living area leads to three additional large bedrooms featuring built-in robes and carpeting. The central bathroom is generously sized and boasts floor-to-ceiling tiling, a semi-frameless shower screen, and LED mirror. The laundry has loads of cabinet space and convenient side yard access. The true showstopper of this home is the alfresco, featuring stacker doors, downlights, sleek decking, an outdoor kitchen with sink, BBQ, and bar fridge, power points, and a ceiling fan. Overlooking the lush green lawn, this outdoor oasis is perfect for entertaining family and friends. The 1.8-meter high good neighbour fence ensures both security and privacy, and a shed with a roller door provides plenty of extra storage space. In summary, this residence is a modern masterpiece designed for today's busy lifestyle, offering a perfect blend of sophistication, functionality, and comfort. FEATURES: • Floor to ceiling tiling in both bathrooms. • Ducted reverse cycle heating and cooling. • Sleek and spacious walk-in butler's pantry. • Expansive outdoor alfresco with an outdoor kitchen. • Good neighbour fence for added security and privacy. • Gourmet kitchen with top-tier stainless steel appliances. • Master suite with modern ensuite, walk-in robe, and awning window. • Double Carport with exposed aggregate driveway and perimeter paths. Regarding price. The property is being offered to the market by way of Auction, unless sold prior. We will supply recent sales data for the area which is available upon request via email or at the open inspection. Extraordinary opportunity & definitely not to be overlooked. All enquiries are welcome, please contact James Aubert. Disclaimer: Every care has been taken to verify the correctness of all details used in this advertisement. However, no warranty or representation is given or made as to the correctness of information supplied and neither the owners nor their agent can accept responsibility for errors or omissions. Prospective purchasers are advised to carry out their own investigations. All inclusions and exclusions must be confirmed in the contract of sale.