

10 Tropiano Close, Angle Vale, SA 5117



House For Sale

Friday, 3 November 2023

10 Tropiano Close, Angle Vale, SA 5117

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 400 m2

Type: House



Petra Mells

0438833279

\$699,000 - \$735,000

Petra Mells of Ray White Grange is proud to offer to the market this beautiful home located at 10 Tropiano Close, Angle Vale. This brand new quality built modern four-bedroom home offers style and luxury with high-quality finishes you'd expect from a display home. Set in the new "Miravale" estate amongst other new homes, it is just the place to upgrade to, the perfect start for young couples or for growing families to settle down long into the future. With a spacious design and modern features, this property offers a comfortable and luxurious lifestyle. Inside, the house boasts a total building area of 232 sqm approx., providing ample space for the whole family. FEATURES WE LOVE: Energy efficient with 6.7 star rating 4 very generous bedrooms Master bedroom with WIR and fully tiled ensuite Other 3 bedrooms with BIR Easy maintenance timber laminate floorboards throughout Large fully tiled modern family bathroom with freestanding bath and wall hung vanity Separate vanity area and separate toilet Open plan kitchen/dining area Second living space Kitchen with stone-benchtops, EURO appliances including built-in microwave, 5 burner gas cooktop and butler's pantry with storage and dishwasher. Large island bench with waterfall edges and breakfast bar Study/home office space Large laundry with sliding door access to rear yard Reverse cycle ducted heating and cooling with linear vents to living area Tiled alfresco, perfect for summer night BBQ's 2.7 metre ceilings throughout Double garage with panel lift door Exposed aggregate driveway with additional parking for 2 Other features include landscaped gardens, 2.7 metre ceilings with step cornice, 2.4 metre internal doors, tiled niches to bathroom and ensuite shower area, neutral colour scheme throughout, tiled alfresco under main roof, LED downlights, gas instantaneous hot water, reverse cycle ducted AC for year-round comfort, exposed aggregate driveway, established gardens, NBN provision, double garage with panel lift door. Save time and money, there's nothing more for you to do but move in and start to enjoy! Walking distance to the local playground area and walking trails, you'll enjoy the lifestyle and sense of community that Angle Vale offers. A great choice of schooling close by including Trinity College, Angle Vale Primary and the new Riverbanks super school, Drakes Foodland 1km from your door, grab a bite to eat at Sneaky's restaurant or Angle Vale Tavern, while all your retail shopping and entertainment needs are moments just away. Easy access to the Northern expressway for a 30 min commute to the CBD or the Barossa. Don't miss the opportunity to make this house your home. Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign. Property Details: Council | City of Playford Zone | MPT - Master Planned Township \ ETAC - Emerging Township Activity Centre \ Land | 400sqm (Approx.) House | 232sqm (Approx.) Built | TB Council Rates | \$TBC pa Water | \$TBC pq ESL | \$TBC pa