

11 Mick Road, Angle Vale, SA 5117



House For Sale

Tuesday, 28 November 2023

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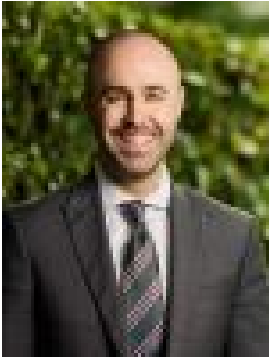
Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 450 m2

Type: House



Nick Borrelli
0861871302



Sadeq AlKhalidi
0861871302

Auction On-Site Sunday 17th December 1:30PM

Commandeering a generous 450sqm parcel offering contemporary comfort and a lifestyle of leisure, this freshly built four-bedroom residence will excite growing families or investors searching for an easy-care property promising a roaring return. Bookended by other modern homes of the same calibre, the immaculate streetscape extends from a monochromatic façade to secure double garaging before making way to a flexible footprint configured to elevate the standard of day-to-day living. Upon quality carpets, three bedrooms boasting built-in robes surround a central family room and main bathroom, forming a perfect zone for the younger generation. To the rear, a decadent master retreat occupies generous proportions, naturally extending to a walk-in robe and luxe couple's ensuite with double basins and shower heads. Taking pride and place at the open plan heart of the home, you'll find spacious quarters to relax and dine upon large format charcoal tiles, with a gourmet kitchen and butler's pantry at the helm. Extending from here, the alfresco grants grace to both entertain and enjoy a peaceful morning cuppa with a private, sunny outlook - completely low maintenance without compromising on a generous patch of grass to keep both kids and pets satisfied. Add a booming location that connects to the CBD via a quick trip along the Northern Expressway or from the nearby train line, and you have a winning combination allowing you to comfortably nest or invest in thriving Angle Vale...Even more to love: • Excellent investment potential • Multiple living zones • Quality gas cooktop & dishwasher • Separate bath & WC • Fully landscaped front & rear gardens • Ducted R/C air conditioning • Just 30-minutes to the CBD • Proximity to Trinity College, playgrounds & shopping amenities • Zoned for Angle Vale Primary & Riverbanks College B-12

Auction Pricing - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price.

Vendors Statement: The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts.

RLA 322799 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 | PLAYFORD Zone | MPT - Master Planned Township \ ETAC - Emerging Township Activity Centre \ Land | 450sqm (Approx.) House | 236sqm (Approx.) Built | 2023 Council Rates | \$TBC pa Water | \$TBC pq ESL | \$TBC pa