

**138 Valley Road, Angaston, SA 5353**

**Sold House**

Friday, 3 November 2023

138 Valley Road, Angaston, SA 5353

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 600 m2**

**Type: House**



Sara La Nauze

## Contact agent

Introducing a remarkable opportunity in the sought-after Angaston Views estate, where modern living meets natural beauty. This brand-new executive home is set in a community of newly built residences, offering a blend of contemporary design and vineyard views. The master bedroom is spacious and offers views across to the adjacent vineyard and a spacious walk in robe and ensuite. The ensuite includes a large vanity featuring a marble laminate bench top and wood laminate cabinetry, creating a sense of luxury and functionality. For families or guests, bedrooms 2 and 3 offer generous space and comprise of built-in robes and are conveniently located near the main bathroom, complete with a relaxing soaking tub and separate toilet. Efficiency and practicality are at the forefront of this home's design. The laundry includes a tall linen cupboard and easy access to the exterior, making household chores a breeze. The open-plan living room is the heart of this home, providing a welcoming space for gatherings and relaxation. It seamlessly connects to the backyard, offering an ideal setting for outdoor enjoyment. The kitchen features an island bench with a stainless steel gas cooktop and 900 ml electric oven, a floor-to-ceiling pantry, dishwasher, and a dedicated fridge alcove. It's a space where culinary creativity can flourish. Your comfort is guaranteed year-round with a split system heating and cooling system, ensuring the perfect climate indoors, no matter the season. All the hard work has been done for you, with retaining walls at the front of the house, exterior paving, and a lush new lawn complemented by carefully selected tree plantings. A single car garage with automatic entry, as well as internal entry directly into the home, offers security as well as easy everyday access. Whether you're an investor seeking a promising addition to your portfolio or a first-time homeowner looking for a move-in-ready residence, this property caters to both aspirations. This property won't be on the market long.....Contact Sara La Nauze on 0407 775 951 today. **DISCLAIMER:** All information provided (including but not limited to the property's land size, floor plan and floor size, building age and general property description) has been obtained from sources deemed reliable, however, we cannot guarantee the information is accurate and we accept no liability for any errors or oversights. Interested parties should make their own inquiries and obtain their own legal advice. Should this property be scheduled for auction, the Vendor's Statement can be inspected at our office for 3 consecutive business days prior to the auction and at the auction for 30 minutes before it starts.