

15 Natalia Road, Angle Vale, SA 5117

HARRIS

House For Sale

Monday, 22 January 2024

15 Natalia Road, Angle Vale, SA 5117

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 460 m2

Type: House



Stephen Legierski

\$679k-\$729k

Stephen Legierski & Harris are thrilled to present, this exquisite near-new home, meticulously crafted by ABC Homes, is a true embodiment of contemporary living. Set on a generously sized 460sqm corner allotment, this property is perfectly designed to meet the demands of modern family life. As you approach the front, the large corner block presents itself with a striking curb appeal and a lush, grassy lawned area, setting a welcoming tone for what lies inside. Step through the front door, and to your right of the entrance, the master bedroom beckons with its plush charcoal carpet flooring underfoot, ample natural light streaming through the large window overlooking the front yard, and the luxury of a grand ensuite with dual vanity and expansive walk in robe with an abundance of storage. The heart of the home unfolds as you proceed into the open-plan kitchen, meals, and living area, characterised by its vastness and the abundance of natural light. This sprawling space offers a harmonious blend of functionality and style, with the kitchen at its core. Featuring stone benchtops, a 900mm Smeg gas cooktop and Two Smeg electric ovens, a dishwasher, and a well-appointed butler's pantry, it's a culinary haven for the gourmet enthusiast. Down a separate hallway off the central living area, you'll discover bedrooms Two, Three, and Four, each exuding a sense of comfort with plush charcoal carpet flooring and built-in robes. Large windows in each room ensure that natural light bathes these spaces throughout the day. The family bathroom, conveniently located in the separate living quarters, follows the same modern and neutral colour scheme as the ensuite, with a single vanity, shower, bath, and a separate toilet. The laundry is thoughtfully designed with built-in cabinetry and offers easy access to the yard. Venturing outside, the alfresco area under the main roof beckons you to embrace the tranquil outdoors, it is the perfect spot for entertaining friends and family. The backyard, with its neat grass lawned area, offers ample space for relaxation and recreation. Notably, side access provides added convenience. Features that make this home special: • High-end kitchen and appliances • Abundance of kitchen cabinetry and stone bench finishes • Reverse cycle ducted heating and cooling • 27 solar panels 10.53kw system • 10.1kw solar storage battery • Tiled alfresco and patio for outdoor entertaining • Exposed aggregate concreting • Timber laminate living and thoroughfares • Double garage and side access • Formal lounge room Call Stephen Legierski for more info now! Specifications: CT / 6251/692 Council / City of Playford Zoning / MPT/ETAC Built / 2022 Land / 460m2 Frontage / 15.6m irregular Council Rates / \$2,128pa Emergency Services Levy / \$124pa SA Water / \$140.50pq Internal Living / 160sqm Easements / Nil Estimated rental assessment / \$ - \$ Nearby Schools / Angle Vale P.S, Riverbanks College B-12, Munno Para P.S Disclaimer: 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 and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409