

**16 John Circuit, Angle Vale, SA 5117**



**House For Sale**

Friday, 9 February 2024

**16 John Circuit, Angle Vale, SA 5117**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 320 m2**

**Type: House**



Dave Stockbridge

0413089910



Steve Spurling

0421571682

## Price applied after first open

Nestled away merely meters away from Sneaky's amongst many of the area's finest homes this residence is resplendent in modern style to make you smile, a location that you will love and a streetscape you will relish returning to every day. Why build when you can move in and enjoy from day one as all the hard work is already done? No waiting, no budget blowouts, no stress- Just move in and make this a home of your very own. Neat, sweet and complete with not a cent to spend nor a finger to lift, this home suits the busy young family seeking a home that is low maintenance and easy care so you can do more of the things you love more of the time. Whether you are starting off or slowing down this property has been thoughtfully finished and is generous enough in size for a small family to grow and yet is a great balance for empty nesters seeking to downsize without the compromise. The master suite is replete with walk in robe and ensuite lending a little luxury to every day. With storage aplenty afforded by built in robes and plenty of pantry space making this a perfectly practical residence for those that have stuff to store. Regardless of the time of year, you will be nicely ensconced in the comfort of your own home with ducted reverse cycle air conditioning ensuring that regardless of the weather outside you are firmly in control of the climate inside. The lovely modern kitchen boasts an abundance of cupboard and bench space and stainless gas cooktop, electric under-bench oven and dishwasher so the chef of your family has all they need at their fingers tips to create culinary delights. The expansive living areas extend to the rear glass sliding doors which open up to a gorgeous alfresco under the main roof. Whether you are looking for a place to unwind and relax at the end of a busy day or entertaining with those you love, this fabulous south facing alfresco area has you covered. Low maintenance and easy care gardens have been established with the busy family in mind and so are as easy on the eye as they are to look after. Merely moments away from convenience shopping at Angle Vale and the effervescent Curtis Road precinct almost all you need is all but a few minutes away. Easy access to the Expressway means the city is closer than ever and drives to the golden sands of Semaphore are a joy. A short stroll from the renowned restaurant and local favorite Sneaky's is the icing on the cake for those seeking that country township lifestyle with all the conveniences of the suburbs in an area that is experiencing wonderful growth and a new energy. Move in and enjoy the lifestyle without the headaches of building this beautiful modern residence is ready and waiting for you! **\*\*DISCLAIMER\*\*** Although the Agent has endeavoured to ensure the accuracy of the information contained within the marketing material we remind prospective purchasers to carry out their own due diligence and to not rely upon the information in this description. This description does not warrant that all features, improvements or appliances are in working order or have necessary approvals and the Agent advises all parties interested in the home to undertake their own investigations prior to purchase. **\*\*PRICING\*\*** For the most part of the last 26 years I have been releasing properties to the market without a price. I do so just for the first open inspection and then we set a price with the Vendor/s in consideration of the feedback derived from the first open. I understand that may frustrate some buyers but the frustration will be rewarded with a price range set that is an accurate reflection of market value balanced by the Vendor/s expectation. It is also frustrating for a vendor to be on the market for weeks longer than necessary because they have over priced their property. Or if they choose to price the home in excess of feedback levels they can do so knowingly and factor that into their timeframe. I will release a price by way of SMS to all buyers who attend the first open and upload a price as soon as practicably thereafter. Thank you and should you have any further questions about my rationale in marketing properties successful in this manner for over 1600 sales please feel free to call me directly anytime. CT: 6223/569 Land Size: 320m<sup>2</sup> House Size: 146m<sup>2</sup> Year Built: 2019 Zone: Master Planned Township - Emerging Township Activity Centre Council: City of Playford RLA 232366