

19 Annata Circuit, Angle Vale, SA 5117



House For Sale

Wednesday, 20 March 2024

19 Annata Circuit, Angle Vale, SA 5117

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 496 m2

Type: House



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Best Offers By 5pm Tuesday 2nd April, USP

Say hello to contemporary comfort in this brand new 2024 Metricon built four-bedroom home. Featuring sleek finishes, plenty of sunlight, and a spacious open-plan design with various living areas, this home promises a lifestyle of comfort and style. Welcome home to 19 Annata Circuit, a gem nestled in the newly developed 'The Entrance' estate of Angle Vale. Here, you'll find yourself in a pristine neighbourhood of brand-new homes, with the unique charm of a neighbouring winery and its surrounding vineyards. This idyllic setting is complemented by open spaces and the convenience of having all essential amenities within easy reach. Step inside and follow the hallway that guides you to the heart of this residence. Here, the open-plan kitchen, living, and dining areas combine, forming an open and welcoming space. The pristine kitchen features stainless steel appliances, gas cook-top, ample counter space and a chic tile backsplash. Adjacent to the kitchen, the dining and living areas enjoy the same abundant natural light, creating a bright and airy atmosphere. Glass sliding doors invite you to step outside, seamlessly connecting the indoor and outdoor spaces. The well-sized yard is ideal for entertaining, featuring a large deck and neat patch of lawn. Venture back down the hallway to discover four well-sized bedrooms, accommodating the needs of a growing family. The master bedroom, thoughtfully separated at the front of the home, stands out with a walk-in robe and ensuite, offering a true retreat for the homeowners. The remaining bedrooms at the rear of the home come equipped with built-in robes for convenient storage. Both bathrooms are fresh and inviting, with the main bathroom featuring a built-in bath, shower, and a separate water closet. Completing the floor plan is a secondary living space, perfect for separating the kids, setting up as a home office, or creating a dedicated space for cosy movie nights. This home boasts an enviable location, perfectly situated within a short walk from the bustling Angle Vale shopping precinct and nestled beside the lush lawns of Virgara Wines and the renowned Sneaky's Restaurant. Within easy walking distance are Angle Vale Primary School, two early learning childcare centres, the Angle Vale Tavern, and a range of local shops and businesses. With convenient public transport options, including nearby Hail N Ride bus stops and the Munno Para railway station only a 5-minute drive away, and the picturesque regions of The Barossa, Clare Valley, and Yorke Peninsula within easy reach, The Entrance is a gateway to both community connection and adventurous exploration. Whether you're eager to call it home or looking for an astute rental investment in a thriving new community, this one's for you. Check me out: - Brand new 2024 Metricon built - Modern and low maintenance - Four well sized bedrooms - Master bedroom with walk-in robe and ensuite - Main bathroom with built-in bath, shower and separate W/C - Open plan kitchen, dining and living area - Modern kitchen with stainless steel appliances and gas cook-top - Additional lounge space - Glass sliding doors from living to backyard - Well sized backyard with undercover entertaining and neat lawn - Ducted air-conditioning throughout - Secure single garage with internal access - And so much more... Specifications: CT // 6273/405 Built // 2024 Home // 191.3 sqm * Land // 496 sqm * Council // City of Playford Nearby Schools // Angle Vale Primary School, Riverbanks College B-12 On behalf of Eclipse Real Estate Group, we try our absolute best to obtain the correct information for this advertisement. The accuracy of this information cannot be guaranteed and all interested parties should view the property and seek independent advice if they wish to proceed. Should this property be scheduled for auction, the Vendor's Statement may be inspected at The Eclipse Office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. John Ktoris - 0433 666 129 johnk@eclipse realestate.com.au RLA 277 085