

**19 Maria Street, Angle Vale, SA 5117**



**House For Rent**

Tuesday, 5 September 2023

**19 Maria Street, Angle Vale, SA 5117**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Coby Goldner  
0406496770

**\$700 per week**

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Suitable for executives, couples, and small and growing families.Impressive street appeal with a modern rendered facade and a versatile floor plan, the home boasts 4 generous bedrooms, separate living areas, and a study nook. The spacious master bedroom is a true retreat, with a walk-in robe and a fully tiled ensuite complete with a large shower, vanity, and stunning tiles and fittings. The other three good-sized bedrooms all with rich timber floating floors and built-in robes are well positioned around a deluxe main bathroom featuring floor-to-ceiling tiling, separate shower, and elegant free-standing bathtub, countertop basin, and a separate large toilet.The kitchen is the heart of any home, this one will take your breath away - sleek cabinetry in the designer kitchen with SMEG appliances including built in microwave, wall oven and 900mm gas cooktop, gleaming stone bench tops and butlers pantry with ample storage, double sink and SMEG dishwasher. A chef's zone helmed by wide breakfast bar with gorgeous pendant lighting offering easy cooking and conversation while hosting friends for fun dinners or making nightly meals for the family.Rich timber floating floors throughout brightened with ambient downlights - there is an unmistakable light and fresh feeling to this beautiful home. Versatile and spacious living is on hand with family-friendly open-plan living and entertaining that extends to an all-weather alfresco with a gas point ready for that stunning outdoor kitchen. Lush lawned backyard eager for sunny weekend barbeques makes a perfect place for kids to play.Features:\* Energy efficient with 6.7 star rating\* Generous master bedroom with large walk-through robe and fully tiled designer ensuite\* Three additional good-sized bedrooms, all with built-in robes\* Deluxe fully tiled main bathroom with separate shower, relaxing bathtub, vitreous above counter basins on wall-to-wall vanity, and adjoining toilet\* Stone-topped designer kitchen with pendant lighting, breakfast bar, sleek cabinetry, SMEG appliances including stainless 900mm gas cooktop, in-wall oven, microwave, and full butler's pantry with dishwasher and an abundance of storage and plumbing ready for fridge\* Formal lounge/2nd living area\* Study nook\* Light-filled open-plan kitchen, dining, and living with all-weather alfresco under main roof - for perfect indoor-outdoor entertaining\* Family-friendly laundry with stone bench, overhead cabinetry including hanging rail and linen cupboard\* Zoned reverse cycle ducted AC throughout for year-round comfort\* Sunny west-facing backyard with lush lawn\* Double garage with auto panel lift doorOther features include landscaped gardens, 2.7meter ceilings with step cornice, 2.4mtr internal doors, tiled niches to bathroom and ensuite shower area, neutral colour scheme throughout, LED downlights, gas instantaneous hot water, exposed aggregate driveway, established gardens, window treatments, NBN provision. Save time and money, there's nothing more for you to do but move in and start to enjoy!Walking distance to local playground area and walking trails, you'll enjoy the lifestyle and sense of community that Angle Vale offers. Drakes Foodland 1km from your door, grab a bite to eat at Sneaky's restaurant or Angle Vale Tavern, while all your retail shopping and entertainment needs are moments away. Easy access to the Northern expressway for a 30-minute commute to the CBD or the Barossa. Be the envy of family and friends, and be prepared to fall in love, this stunning home is a must-see.This home is zoned for Angle Vale Primary School and Riverbanks College B-12.Bond - 4 weeks rent equivalentPets - NoLease Term - 12+ monthsWater Charges - All water usage and water supplyFurniture - UnfurnishedAll 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, inclusions, exclusion, omission) Interested parties should make their own enquiries and obtain their own legal advice. As well as all parties must view the property in person to make sure it reflects the list of inclusions listed in this ad.