

**21 Huon Road, Angle Vale, SA 5117**

**Boffo**

**House For Sale**

Wednesday, 15 May 2024

21 Huon Road, Angle Vale, SA 5117

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 6**

**Area: 1800 m2**

**Type: House**



Mark Fricker  
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Tim Dennis  
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## **Auction \$1,045,000**

**Auction Location: On Site** Located on a prime allotment in a dress circle location within Angle Vale, this meticulously maintained four-bedroom family home sits on a substantial lot size of 1800sqm (approximate) boasting an extraordinary wide frontage. With a blend of spacious interiors and captivating outdoor spaces, it offers an ideal setting for creating cherished memories. Inside, multiple spacious living spaces await, complemented by neutral colorways and on-trend fixtures and fittings. An open plan kitchen, dining, and living room serves as the hub of daily life, while a separate lounge room offers a quiet escape, perfect for losing oneself in a book. The stylish kitchen features an island bench, dreamy walk-in pantry, dishwasher, and gas stove top, catering to eager cooks and providing the ideal spot for entertaining with seamless flow between indoor and outdoor dining areas. Outside, is truly jaw-dropping with so much on offer. A large manicured grassed area, a spectacular in-ground swimming pool with a glass pool fence, and a spacious, decked undercover outdoor entertaining area with an outdoor kitchen provide ample space for gatherings and memory-making. An additional alfresco area under the main roof extends the outdoor dining options. Completing this outdoor masterpiece is a large shed situated at the rear of the home, conveniently accessible via a side gate from the driveway, perfect for use as a workshop or additional storage. Whether you're entertaining guests in style or simply seeking relaxation and unwinding, this home is sure to leave a lasting impression for years to come. Features that make this home special: - Generous master suite offering his and her walk-in robe and ensuite - Three additional bedrooms of good-size both with built-in robes - Valuable additional lounge area to the front of the home complete - Large, timeless kitchen with dishwasher, gas cooktop, spacious pantry, ample cupboard and bench space with breakfast bar with feature pendants - Open living and dining room adjacent to the kitchen - On-trend three-way bathroom with powder room, toilet, bath tub and shower - Separate laundry with external access and linen cupboard - Ducted reverse cycle air conditioning throughout - Extensive pitched roof verandah with decked flooring, outdoor kitchen, with an abundance of room for entertaining friends and family - Alfresco under main roof with LED downlights - Large backyard with ample room for kids and pets to run free - Sparkling in-ground swimming pool with glass fence - Large shed/workshop of over 110m<sup>2</sup> (approximate) - Double garage with roller doors and direct access to the rear of the home - Landscaped front gardens with valuable side gate access to backyard for additional parking - 11.5 kW Solar panels Surrounded by other newly built homes and within easy walking distance to parks, Trinity College Gawler River and OSHC, Angle Vale Primary School, multiple sporting facilities and local clubs. Just a short drive to the popular Sneaky's restaurant and a variety of local shops. All this and only 40 minutes (approximately) to the CBD via the Northern Expressway. All information contained herewith, including but not limited to the general property description, price and the address, is provided to Boffo Real Estate by third parties. We have obtained this information from sources we believe to be reliable; however, we have not verified and do not guarantee its accuracy. The information contained should not be relied upon and you should make your own enquiries and seek advice in respect of this property or any property on this website. The Vendor's Statement (Form 1), the Auction Contract and the Conditions of Sale will be available for perusal by members of the public - (A) at our office located at 78-80 North East Road, Walkerville for at least 3 consecutive business days immediately preceding the auction; and (B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences. RLA 313174