

22 Virgara Way, Angle Vale, SA 5117



House For Sale

Thursday, 1 February 2024

22 Virgara Way, Angle Vale, SA 5117

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 594 m2

Type: House



Maigen Norman
0418557597

Contact Agent

Elevate your investment portfolio with this exclusive opportunity to own a sophisticated Metricon display home available on a leaseback of a minimum of 2 years at 8% of the purchase price. Step into a world of modern luxury where architectural brilliance meets investment potential. This impeccably designed residence, boasting four bedrooms and two bathrooms, is a showcase of contemporary elegance. The seamless integration of open living spaces, high-end finishes, and cutting-edge technology sets the stage for a residence with style and functionality. Investors will appreciate the leaseback option, which provides a reliable income stream and reduces your income tax by utilising capital allowance and tax depreciation schedule while maintaining the property's pristine condition. Located in the sought-after suburb of Angle Vale in the Entrance Estate, the location couldn't be any more desirable! Close to all shopping facilities and a wide variety of private and public schooling. Features include: * Main bedroom with an ensuite, including double vanity and walk-in robe. * Bedrooms 2, 3 and 4 all have built-in robes. * Office space/study nook. * Open plan kitchen and dining area that leads to the outdoor space. * The kitchen is complete with an island bench and stainless steel appliances. * Second living room. * Undercover outdoor entertaining area. * Ducted reverse cycle airconditioning. * Double garage. For further enquiries, please contact Maigen Norman on 0418 557 597. 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 either of our two LJ Hooker Property Specialists Real Estate offices for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA 305453