

**23 Brodie Circuit, Angle Vale, SA 5117**



**Sold House**

Monday, 9 October 2023

23 Brodie Circuit, Angle Vale, SA 5117

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 733 m2**

**Type: House**

**\$770,000**

Step into a build of contemporary bliss coupled with functional living at 23 Brodie Circuit. Nestled within a peaceful neighbourhood of Angle Vale, this spacious home offers a low maintenance lifestyle, and is ideal for growing families, first home buyers, or savvy investors. Indulge in the ample light, effortlessly merging with the soothing neutral palette of the walls. The reverse cycle ducted AC system ensures ideal temperatures in every corner throughout the year, with wifi controls allowing you to control the temperature remotely. The flowing floorplan accentuates a harmonious living experience, meticulously designed to evoke a sense of boundless space and comfort. Create memories in the beautiful, combined kitchen, meals, and family space, which morphs seamlessly into the beguiling alfresco area - an entertainer's dream! The kitchen, a modern chef's delight, comes adorned with a versatile island bench and breakfast bar, a dishwasher, a built-in gas stove, a generous walk-in pantry, and ample storage to satiate every culinary need. The master suite is simply transcendent with a colossal walk-in wardrobe and a sparkling ensuite that gleams of luxury with a dual vanity. The minor bedrooms do not shy away from extravagance either - with two offering built-in wardrobes. While the second bedroom offers the versatility of a grand home theatre, fully equipped with surround sound connection, thick insulation, sound absorbing gyprock, and black out blinds. With ethernet being run to every room, you'll never be without an internet connection. Embrace the outdoors in the secure grass filled backyard, where established fruit trees promise bountiful harvests & a powered storage shed ensures no tool is left unsheltered. Maintenance will never be an issue with Wifi controlled sprinklers throughout the gardens. Completing the home is the secure double garage, with auto panel lift door, interior and backyard access, making safe vehicle storage a priority. There is even room for guests with up to four extra car spaces in the driveway. Adding to the security of this tech smart home is 3 Unifi Protect security cameras with the ability to send notifications to your phone when motion is detected. 2 cameras are located at the front of the home & 1 at the back. Situated close to every amenity conceivable - public transport, esteemed schools, the community sports centre, Playford Lakes Golf Club, vibrant shopping centres, and essential services in Gawler - you'll never be far from the heart of the action!

**Property Features:**

- Four-bedroom and two-bathroom home
- The master bedroom has a vast walk-in wardrobe that leads to the private ensuite, with a large glass shower, toilet, and double vanity
- The second bedroom offers versatility as a theatre room, set up with blackout blinds, surround sound connections, double thickness insulation, and sound absorbing gyprock
- The third and fourth bedrooms offer built-in wardrobes
- The main bathroom offers a glass shower, bathtub, vanity storage, and a separate toilet
- The laundry room has storage and bench space with backyard access and a doggy door
- Spacious family room with sliding doors to the backyard
- The kitchen offers a walk-in pantry, a dishwasher, a built-in gas stove, island bench and breakfast bar, with ample storage and white cabinetry
- Meals area extends to the outdoor dining space
- Reverse cycle ducted air conditioning system with Wifi control
- Blinds fitted across the windows for privacy and light control
- Carpet flooring in the bedrooms and stylish tiled floors spread through the remainder of the home
- Gas hot water system for instant hot water
- Landscaped front gardens welcomes you
- Spacious lawn filled backyard with fruit trees - apple, plum, apricot, lemon, mandarin & peach
- Sprinkler irrigation systems with Wifi control
- Outdoor alfresco entertaining with gas connection and extended paved patio
- Garden shed with power for easy storage or workspace
- Double garage with auto panel lift door, interior and backyard access
- Extra parking for up to four cars in the driveway
- Security system in place for peace of mind
- 6.5kw/h Solar system with 24 panels to reduce the cost of living
- Angle Vale Primary School is only three minutes away

**Schools:** The nearby zoned primary schools are Angle Vale Primary School and Riverbanks College B-12. The nearby unzoned primary school is Evanston Gardens Primary School. The nearby zoned secondary school is Riverbanks College B-12. Information about school zones is obtained from [education.sa.gov.au](http://education.sa.gov.au). The buyer should verify its accuracy in an independent manner.

**Disclaimer:** As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign.

**Property Details:** Council | PlayfordZone | MPT - Master Planned Township\ ETAC - Emerging Township Activity Centre\ Land | 733sqm(Approx.) House | 244sqm(Approx.) Built | 2020 Council Rates | \$2,286.55pa Water | \$178.58pqESL | \$325.25pa