

**25 Philip Avenue, Angle Vale, SA 5117**



**House For Sale**

Wednesday, 8 November 2023

25 Philip Avenue, Angle Vale, SA 5117

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 375 m2**

**Type: House**



Petra Mells

0438833279

## Auction This Friday 24th November 6:30PM

Whether it's your first home, investment or looking at downsizing, you need look no further. Petra Mells of Ray White Grange is proud to present this brand new, 4 bedroom home with open plan living and a double garage, it's sure to impress the most discerning buyer. Located in the ever popular and rapidly growing "Miravale" estate, this more than just a home; it's a lifestyle. The modern mix of face brick and render to the facade with exposed aggregate concrete driveway gives a warm and welcome feeling. Inside, the open-plan living, dining and kitchen is designed for the entire family to enjoy together. The chef of the home is sure to enjoy the stylish kitchen with gas cooktop and island bench with breakfast bar and plenty of storage, whilst the undercover alfresco is perfect for you to host guests all year round.

**NOTABLE FEATURES:**

- 2.7m ceilings throughout
- Master suite to the front of the home with large walk in robe through to the ensuite
- All bedrooms have plush carpets whilst timber laminate floor make for easy cleaning throughout the rest of the home
- 3 additional good sized bedrooms all with built in robes
- Chefs delight kitchen with gas cooktop, under bench oven, large walk in pantry, dishwasher and island bench with microwave nook, feature pendant lighting and breakfast bar
- Open plan living and dining with sliding door access to tiled alfresco area
- 3 way family bathroom with large shower, nice sized bathtub to soak the day away, separate vanity area and toilet
- Spacious laundry with sliding door
- Reverse cycle ducted heating and cooling for perfect climate all year round
- Double garage with panel lift door and internal access

Neutral colour tones with plenty of natural light, this desirable home also offers LED downlights, gas instantaneous hot water, NBN provision and low maintenance gardens. All within walking distance of parks and playgrounds, Virgara Wines and the very popular and well renowned Sneaky's restaurant, shopping centres, Bunnings, local schools, both public and private and a short commute to the expressway for 30min drive to the city. Why wait??

**Auction Pricing -** In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price.

**Vendors Statement:** The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts.

**Grange RLA 314 251**

**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 | PLAYFORD Zone | MPT - Master Planned Township \ ETAC - Emerging Township Activity Centre \ Land | 375sqm (Approx.) House | 195sqm (Approx.) Built | 2023 Council Rates | \$TBC pa Water | \$TBC pa ESL | \$TBC pa