

27 Sam Circuit, Angle Vale, SA 5117



Sold House

Thursday, 14 March 2024

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Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 480 m2

Type: House



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\$710,000

Introducing a stunning home in the vibrant community of Miravale, nestled in the sought-after locale of Angle Vale. Built in 2020 by Hickinbotham, this home boasts meticulous design and thoughtful craftsmanship, offering modern-day features for comfortable living. Featuring four bedrooms, including a master suite with his and her walk-in robes and an ensuite with a double basin. The kitchen is a chef's dream with a 900mm oven and gas stovetop, island bench and large walk-in pantry with additional shelving and bench space. Entertainment options abound with a theatre room for family movie nights and two outdoor undercover entertaining spaces, one with custom-built wooden planter boxes with bench seating and the other with raised decking and ceiling fan. Features include: * 4 bedrooms. * Master with his & her walk-in robes & ensuite including double basin. * Bedrooms 2, 3 & 4 of generous size & located in their own separate wing. * Bedrooms 2 & 3 with built-in robes. * Walk-in storage room with built-in shelving. * Kitchen boasting a 900mm oven & gas stovetop, dishwasher, breakfast bar & large walk-in pantry with shelving & bench space. * Open plan kitchen, living & dining. * Large separate theatre room. * 3 way main bathroom featuring additional linen cupboard. * Laundry with plenty of storage, bench space & built-in sink. * Reverse cycle ducted air conditioning & ceiling fans in the living & dining area. * Hybrid flooring. * Quality window treatments throughout. * Two outdoor under cover entertaining areas. * 2000L rainwater tank plumbed to the toilets & irrigation system which is also connected to mains. * Well established native garden including fruit trees & raised planter boxes with home-grown produce. * Double garage with ample space for 2 cars & extra storage. * Exposed aggregate concrete footpaths & driveway. * Garden shed with paved flooring. * 4 mins approx. to the Northern Expressway. * Miravale voted South Australia's UDIA Master planned Development of the Year 2022. Close to Riverbanks College, Trinity College and within walking distance to child care centres, Sneaky's Restaurant and local shopping amenities. Don't miss this opportunity to own a piece of paradise in Miravale! For further information, please contact Darren Hutton on 0408 086 249. 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