

3 Francesco Way, Angle Vale, SA 5117

House For Sale

Friday, 17 May 2024

3 Francesco Way, Angle Vale, SA 5117

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 300 m2

Type: House



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Best Offer By 3rd June @ 1p.m. unless sold prior

Built in 2023 by Fairmont, this home boasts meticulous design and thoughtful planning, offering modern-day features for comfortable living. Featuring three bedrooms, including a master suite with 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 pantry cupboard with additional shelving and bench space for microwave. Whether you are entertaining indoors or outdoors these areas flow seamlessly, for family enjoyment and easy entertaining. The outdoor undercover entertaining space overlooks the landscaped garden that includes garden lights highlighting the Photinia shrubs and providing a wonderful ambience. Features include: * Three bedrooms.* Master with walk-in robes & ensuite including double basin.* Both second and third bedroom are a generous size.* Bedrooms 2 & 3 have built-in robes.* Extensive built in cupboards, include cloak cupboard, built in cabinetry in entrance, built in TV cabinetry, and linen cupboard.* Kitchen boasting a 900mm oven & gas stovetop, dishwasher, breakfast bar & large pantry with shelving & bench space for microwave.* Open plan kitchen, living & dining.* Large separate theatre room.* 3-way main bathroom.* Laundry with storage, bench space & built-in sink.* Reverse cycle ducted air conditioning in the living & dining and bedroom areas, and outdoor ceiling fan.* Rheem hot water temperature controller.* Tiled flooring, with carpet in the bedrooms.* Gas hot water service.* Under cover outdoor entertaining area.* Established garden including lawn, garden lights and Photinia shrubs.* Garage with ample space for extra storage and door to access back garden.* NBN* 4 mins approx. to the Northern Expressway. Close to Riverbanks College, Trinity College and within walking distance to childcare centres, Sneaky's Restaurant and local shopping amenities. Specifications Council | Playford Zone | MPT - Master Planned Township ETAC - Emerging Township Activity Centre Land | 300 sqm (Approx.) House | 158 sqm (Approx.) Built | 2022 Council Rates | \$ 1975.60 pa Water & Sewer supply charge | \$153.70 pa ESL | \$125.60 pa We look forward to welcoming you to this delightful family home. For further information, please contact Simon O'Donohue on 0433 785 550 or Annie Need on 0412 551 988. Disclaimer: The accuracy of this information cannot be guaranteed and all interested parties should seek independent advice. RLA 281342,