

**31 Harris Road, Angle Vale, SA 5117**

**HARRIS**

**Sold House**

Friday, 17 November 2023

31 Harris Road, Angle Vale, SA 5117

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 717 m2**

**Type: House**



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**\$710,000**

Currently tenanted on a fixed lease for \$690pw. Nestled in the heart of the thriving Angle Vale community, 31 Harris Road is a near new gem that promises to be the perfect family home. Proudly presented by Matt Ashford, and Harris Real Estate, and boasting a host of modern features and a prime location, this property combines comfort, convenience, and contemporary living to create an ideal space for your loved ones. As you step into this splendid abode, you'll immediately notice the spacious main bedroom, complete with a walk-in robe, private courtyard, and modern ensuite. With three additional generously sized bedrooms, all featuring built-in robes, everyone in the family can enjoy their private retreat. The open plan kitchen, living, and dining area is a hub of activity, featuring a contemporary kitchen with gas cooking, a dishwasher, sit-at breakfast bench, and stainless steel appliances. The open plan rear living area ensures that you're never too far from the heart of the home. The front formal lounge, which can also double as a fifth bedroom, adds versatility to the property, catering to your evolving needs. Plus, reverse cycle ducted air conditioning guarantees year-round comfort. The pleasures of this property extend outdoors, where an outdoor alfresco area with cafe-style blinds allows you to enjoy the beautiful South Australian weather. Whether you're entertaining or just unwinding, this space is perfect. Your new home offers a lock-up garage with internal access and additional off-street parking for your convenience. The separate laundry with exterior access and side access to the backyard ensure that daily living is hassle-free. The easy-care gardens mean you can enjoy your outdoor space without the need for constant upkeep. A 6.6kw solar system is also installed to help keep the bills down. Located just a two-minute drive from the Angle Vale shopping centre, this home also boasts proximity to several well-regarded schools, including Angle Vale Primary School, Trinity College Gawler River School, St Columba College, and Mark Oliphant College (B-12). The new north-south motorway further streamlines your commute, making it quicker and easier to traverse the city. In summary, 31 Harris Road, Angle Vale, offers a combination of contemporary design, comfortable living spaces, and a highly sought-after location. Contact Matt Ashford and Harris Real Estate today to seize the opportunity to make this splendid property your own. Specifications: CT / 6247/758 Council / Playford Zoning / MPT/ETAC Built / 2023 Land / 717m<sup>2</sup> Estimated rental assessment / Written rental assessment can be provided upon request. Nearby Schools / Angle Vale P.S, Riverbanks College B-12, Munno Para P.S. Disclaimer: 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 any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409