

35 Casetta Crescent, Angle Vale, SA 5117



Sold House

Tuesday, 27 February 2024

35 Casetta Crescent, Angle Vale, SA 5117

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 320 m2

Type: House



Mike Lao

0882811234



Tyson Bennett

0437161997

\$640,000

*For an in-depth look at this home, please click on the 3D tour for a virtual walk-through or copy and paste this link into your browser*Virtual Tour Link: <https://my.matterport.com/show/?m=igvsBER3kXB>To submit an offer, please copy and paste this link into your browser: [https://www.edgerealty.com.au/buying/make-an-offer/Mike Lao](https://www.edgerealty.com.au/buying/make-an-offer/Mike%20Lao), Tyson Bennett and Edge Realty RLA256385 are proud to present to the market this brand-new, easy-care and stylish home in Angle Vale. Constructed in 2023 by local custom builder Frank Nesci Homes, this four-bedroom, two-bathroom house is a haven for first home buyers, savvy investors, and growing families alike. As an added bonus, eligible buyers can save approximately \$40,000 from the \$15,000 First Home Owners Grant and over \$25,000 from the Stamp Duty First Home Buyer Relief, making this an unmissable chance for first-time homeowners to take that significant step onto the property ladder. A brick veneer façade, covered porch and lush lawn provide the ideal welcome home, inviting you inside to explore it for yourself. Experience year-round comfort with ducted reverse cycle air conditioning throughout the entire home. At the heart of the home sits the spacious, open-plan kitchen, dining and family room with vinyl plank flooring and a sliding glass door that opens to the backyard. The chef in the family is sure to be impressed by the well-designed kitchen featuring a walk-in pantry, quality Euro appliances, 1.5 sink, fridge water provisions, and soft-close cabinetry. There's plenty of storage along with a breakfast bar where the kids can enjoy casual dinners as you host guests in the dining area. The floor plan offers four well-sized bedrooms, where the master is fitted with a walk-in robe and a private en-suite, while the remaining three guest bedrooms have built-in robes. Both bathrooms are complete with modern fittings, including glass-panelled showers, floor-to-ceiling tiles, a vanity and there is a soaking tub in the shared bathroom. Outside, there is plenty of space for the kids to play on the lawn, bask in the sunshine, or dine alfresco with guests, cook on your barbeque or simply enjoy the low-maintenance garden beds. The property also includes a garage with convenient internal access, providing secure parking for your vehicle and additional storage. Fantastic property features include:- Ducted reverse cycle air conditioning throughout the home- An attached single garage with an automatic roller door and internal access- 1000L rainwater tank- Low-maintenance landscaped gardens in the front and backyard- A fully fenced backyard - Instant gas hot water system This could be the life of convenience you've been dreaming of as the property is situated in close proximity to the Miravale Central Park and playground, Angle Vale shopping precinct, Virgara Wine Estate and the famous Sneaky's Restaurant. It is within walking distance of Angle Vale Primary School, two early learning childcare centres, the Angle Vale Tavern and a number of local shops and businesses. The new super school Riverbanks B-12 College is only a short drive away as is the Barossa and Clare Valley. Call Mike Lao on 0410 390 250 or Tyson Bennett on 0437 161 997 to inspect! Year Built / Frank Nesci Homes - 2023 (approx) Land Size / 320sqm (approx) Frontage / 10m (approx) Zoning / MPT-Master Planned Township \ ETAC-Emerging Township Activity Centre Local Council / City of Playford Council Rates / \$1,376 pa (approx) Water Rates (excluding Usage) / \$614.80 pa (approx) Es Levy / TBA Estimated Rental / \$520 - \$570 pw Title / Torrens Titled 6274/727 Easement(s) / Nil Encumbrance(s) / To Miravale PTY. LTD. - See Title Internal Living / 136.1sqm (approx) Total Building / 161.6sqm (approx) Construction / Brick Veneer Gas / Connected Sewerage / Mains Selling Investment For additional property information such as the Certificate Title, please copy and paste this link into your browser: <https://vltre.co/ZwehGS> If this property is to be sold via Auction, the Vendors Statement (Form 1) may be inspected at the Edge Realty Office at 4/25 Wiltshire Street, Salisbury for 3 consecutive business days prior to the Auction and at the Auction for 30 minutes before it starts. Edge Realty RLA256385 are working directly with the current government requirements associated with Open Inspections, Auctions and preventive measures for the health and safety of its clients and buyers entering any one of our properties. Please note that social distancing is recommended and all attendees will be required to check-in. Disclaimer: We have obtained all information in this document from sources we believe to be reliable; However we cannot guarantee its accuracy and no warranty or representation is given or made as to the correctness of information supplied and neither the Vendors or their Agent can accept responsibility for error or omissions. Prospective Purchasers are advised to carry out their own investigations. All inclusions and exclusions must be confirmed in the Contract of Sale.