

38 Campiana Street, Angle Vale, SA 5117

Sold House

Tuesday, 27 February 2024

38 Campiana Street, Angle Vale, SA 5117

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 480 m2

Type: House



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\$761,000

Unveiling a new standard of opulent living, 38 Campiana Street, Angle Vale, presents a breathtaking fusion of modern design and luxurious comfort. This newly crafted 4-bedroom, 2-bathroom residence, spanning 480sqm, is a testament to Brickline Homes' commitment to excellence. The journey begins at the main entrance, where the grandeur unfolds with vaulted ceilings, setting the stage for the lavish experience that awaits within. Beautiful floorboards grace the interiors, creating a seamless flow of sophistication, except in the theatre room, strategically carpeted to enhance comfort during leisurely moments. The master bedroom stands as a testament to luxury, offering expansive proportions complemented by beautiful walk-in robes. The ensuite, adorned with floor-to-ceiling tiles and a private toilet, transforms daily routines into indulgent rituals, creating a private retreat within the home. As you traverse down the hallway, a theatre room awaits on the right, providing an intimate space for entertainment, while on the left, a thoughtfully designed laundry boasts ample storage and direct backyard access for added convenience. The main entertaining area is a captivating centerpiece, featuring a large kitchen space with a breakfast bar, gas cooktop, and a butler's pantry that houses the dishwasher and sink. This culinary haven seamlessly extends into a spacious living and dining area, opening out to the undercover alfresco space, perfect for indoor-outdoor living. The three additional bedrooms, each equipped with built-in robes featuring mirrored sliding doors and ample storage, ensure that every family member enjoys their own slice of comfort and privacy. Surrounding the property is a simple, low-maintenance garden, providing a serene backdrop to this luxurious abode. Ensuring practicality, a 2-car garage adds convenience to your everyday life, offering ample parking space for residents. Other features we love: - Ducted reverse cycle air conditioning - Individual bath in the main bathroom - Floor to ceiling tiles in both bathrooms - 900mm cooktop - Epoxy flooring in the garage - Low maintenance gardens. In essence, 38 Campiana Street is not just a home; it's a symbol of contemporary luxury meticulously built by Brickline Homes in the heart of Angle Vale. Elevate your lifestyle and immerse yourself in the pinnacle of refined living. Specifications: CT / 6274/706 Council / Playford Zoning / MPT/ETAC Land / 480m2 (approx) Frontage / 15m Council Rates / \$pa Emergency Services Levy / \$pa SA Water / \$pq Estimated rental assessment / \$700 - \$750 per week / 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 | 330069