

4 Angle Vale Road, Angle Vale, SA 5117



Sold House

Sunday, 5 November 2023

4 Angle Vale Road, Angle Vale, SA 5117

Bedrooms: 4

Bathrooms: 2

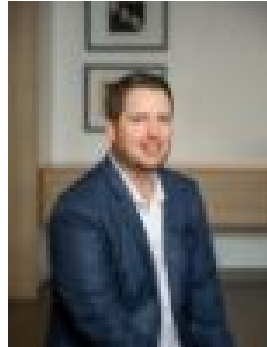
Parkings: 4

Area: 2026 m2

Type: House



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\$690,000

So often these days we have buyers suggest that they would love to build but have trepidation because of the time it takes, the stress it causes and the financial blowouts that can occur. Others like the idea of renovating but don't want to do all the hard work and simply wish to apply the finishing touches. Some are seeking a home that will do for now that they can add value to into the future. Others like the idea of moving to Angle Vale but really want more space than is provided by the newer estates that surround this burgeoning northern township. For all those people and more, we have a fabulous opportunity to secure a blank canvas that can serve you well for many years to come. Set on a generous allotment on the edge of the township this near half acre of land delivers the conveniences of this growing community whilst being merely metres away from the large acreages of primary production land that extend from the Angle Vale to Virginia giving a sense of being in the country. The northern plains have enjoyed a great renaissance over recent times due to the build up of essential services, better facilities and the excellent connection granted by the northern expressway which now make the northern plains the most popular area in Adelaide in which to build. This home is modern but not new so for many is the best of both worlds. With a large allotment and family friendly floor plan boasting generous bedrooms, 2 large living areas and with room for the whole family. Outside the garaging and undercover storage will hearten those that work from home and excite kids that like a place to play. With fresh finishings inside much of the hard work is done but there is still plenty to do. Light and bright decor you're sure to adore, this home boasts a master suite replete with ensuite and walk in robes provision. New floor covering adorn the home throughout meaning you can move in and enjoy whilst you do the rest the way you like it. The what we the time of year you will nicely ensconced in the comfort of your now home ducted reverse cycle air conditioning through out ensuring whichever th season your climate is under control. To help offset the ever increasing cost of living the solar system was only replaced last year but still qualifies for the old 42c tariff rebate so offering many years relief yet for the worst of power increases. Get by with what is there whilst you plan your dream kitchen, this opportunity presents to really add your own sense of style and create a kitchen that is truly something special. There is definitely some work to do but undeniably there's a great opportunity to add value over time to make a home of your very own you will love for years to come. This is one of those few opportunities whereby you can secure the size you want, the area you are after with the chance to add value and make your own that have presented to market in a very long time. Perfect for those seeking to escape the suburbs to give their kids every chance at the best start in life.

****DISCLAIMER**** Although the Agent has endeavoured to ensure the accuracy of the information contained within the marketing material we remind prospective purchasers to carry out their own due diligence and to not rely upon the information in this description. This description does not warrant that all features, improvements or appliances are in working order or have necessary approvals and the Agent advises all parties interested in the home to undertake their own investigations prior to purchase. ******The vendor statement along with all searches pertaining to the property will be on display at our office for 3 days consecutive days prior to auction and at the site of auction for 30 minutes before the auction ******CT: 5349/13 Land Size: 2026m² House Size: 152m² Year Built: 1991 Zone: Master Planned Township - Emerging Township Activity Centre Council: City of Playford RLA 232366