

46 Casetta Crescent, Angle Vale, SA 5117



House For Sale

Tuesday, 2 April 2024

46 Casetta Crescent, Angle Vale, SA 5117

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 360 m2

Type: House



San Arora

\$690,000 - \$730,000

Nestled in the peaceful Casetta Crescent around the Angle Vale neighborhood. As of today, Angle Vale is a friendly town known for its fancy wineries, cafes, and restaurants. And we are delighted to present this newly established home. This home's sustainable design presents a seamless floor plan that is both functional and aesthetically appealing. Now available on the market, seize the opportunity to own this brand-new home and embark on a new chapter, downsize, or add it to your portfolio. Step into an inviting living space boasting an open-plan layout, elevated by generous high ceilings, and adorned with premium 1200x600 mm high-gloss tiles. Comfort is achieved by integrating reverse-cycle ducted air conditioning, ensuring an enhanced living experience. The meals and kitchen area seamlessly blend in an open-plan setting, featuring the convenience of a walk-in pantry and the butler's pantry. Modernity comes with an Electrolux dishwasher and a black matte finish sink. The kitchen is adorned with a 900mm Westinghouse cooktop and a 600mm Westinghouse oven that beckons culinary creativity. Key Features include:- Brand new built - 2024 completion- Four generous-sized bedrooms with built-in robes- Main bedroom with luxurious ensuite, walk-in robe, and ceiling fan with light- Color bond roof- Samsung Air Conditioning- 1200x600mm premium high-gloss tiles- High Ceiling- 900mm Westinghouse Cooktop and 600mm Westinghouse Oven- Electrolux dishwasher- Black matte finish sink- Pendant chandelier along the hallway- Laundry with Ironing shelf, cupboard, and black laundry trough- Retractable clothesline- Double garage with Automatic panel lift- Landscaped garden- Covered verandah Perfectly situated in a tranquil area that is close to local shops, schools, public transport, and amenities. Shop around the neighborhood such as Angle Vale Shopping Centre (3 min), and Drakes Angle Vale (3 min). Schools nearby are Angle Vale Kindy Care (4 min), Trinity College Gawler River (5 min), and Stepping Stone Angle Vale Childcare and Early Development Center (4 min). CT // 6274/720 Zone // Residential Land // 360sqm (Approx.) Built // 2024 Council // City of Playford Council Rates // \$ 1384.80 per annum Approx. Water Rates // \$ 74.20 per qtr. + usage Sewer rates // \$ 79.50 per qtr. ESL // \$97.95 Per year Approx. NOW is the time to grab this opportunity and be a proud owner of this home surrounded by a supportive community environment with all the facilities: For more information about this property contact San Arora on 0450 008 065. RLA 293936* All figures are quoted it is an approximation only. You must make your own inquiries as to this figure's accuracy. Onyx Realtors (Onyx Realtors Pty Ltd) does not guarantee the accuracy of these measurements. All development inquiries and site requirements should be directed to the local govt. authority.