

# 5 Cabernet Court, Angle Vale, SA 5117



## House For Sale

Tuesday, 14 May 2024

5 Cabernet Court, Angle Vale, SA 5117

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 3**

**Area: 2125 m2**

**Type: House**



Steven Ulbrich  
0881808162



Kieren Wehr  
0881808162

## Best Offers By 27th May 5PM USP

It is with great pleasure that Ray White Angle Vale & Elizabeth and 'Team Ulbrich' present this freshly painted five bedroom, two bathroom home with multiple living rooms that is located down a cul-de-sac in the suburb of Angle Vale. This property has the perfect blend of style, comfort, and functionality that will tantalize the senses of all prospective purchasers who venture through. Situated on a generous 2125m<sup>2</sup> block (approx.), this property offers a 78m<sup>2</sup> shed accessible from the side gate, a Granny Flat and a massive backyard as far as the eye can see. As you approach the home along the horseshoe driveway and with roller shutters on all front windows, you are greeted by bright white tiling throughout. To your right is the second living space with a fan and a split system air conditioner, ideal for children or other members of the family to segregate themselves from the action being had in the main living. To your left are the second and third bedrooms, both with built in robes, fans while bedroom two offers a split system air conditioner. The master bedroom offers a fan, a split system air conditioner and a walk in robe with triple mirrored robes. The second living area and all bedrooms bar bedroom four offer wooden flooring. The 2-way bathroom is spacious and offers a bath, shower and basin with a separate toilet nearby. The large laundry boasts ample bench space, cabinetry and offers outside access. The open plan kitchen, dining and living area is simply stunning, boasting ample under and above bench cabinetry, a 900mm stainless steel gas/electric upright cooker, a dishwasher and a pantry. The formal dining and main living areas are positioned to allow you not to miss out on the entertainment being had while preparing warm home cooked meals. The main living offers dual ceiling fans, a split system air conditioner, access outside through three sets of sliding glass doors and leads you to the fourth tiled bedroom with a fan and a walk in robe. The entire home will keep you cool with its ducted evaporative air conditioner. The outside undercover entertainment space that wraps around the rear of the dwelling is perfect for entertaining large groups of family members and friends. The grass area is massive and ideal for the children and pets to enjoy. The huge shed has cement flooring, lighting and a hidden room at its rear for that extra storage. The freshly painted Granny Flat at the rear is accessible without interfering with the main dwelling and offers a sunroom, a full kitchenette, another bathroom and another bedroom with built in robes. It's an ideal space which can be rented out separately. With a second shed in the backyard that can be used as a games room, a triple carport, gorgeous well manicured gardens and solar panels, there aren't many homes that come up for sale with such stage presence and block size in Angle Vale so don't miss out on this opportunity!

**FEATURES YOU WILL LOVE:**

- 2125m<sup>2</sup> block (approx.)
- 437m<sup>2</sup> build size (approx.)
- 1988 build
- Cul-de-sac location
- Horseshoe driveway
- Freshly painted
- Roller shutters on front windows
- Tiling throughout
- Master bedroom with split a/c, fan, WIR's
- Remaining bedrooms with fans & BIR's, 2nd with split a/c and fourth with WIR's
- Second living with a fan and split a/c
- Kitchen with ample cabinetry, quality cooking appliances, pantry, dishwasher
- Formal dining
- Main living with dual fans, split a/c
- Wooden flooring to second living and all bedrooms bar bedroom four
- Ducted evaporative a/c
- Undercover outdoor entertaining area
- Massive grassed backyard
- Huge 78m<sup>2</sup> shed with cement flooring, lighting and rear room for storage
- Freshly painted Granny Flat with kitchenette, sunroom, bathroom, bedroom with BIR's
- Second shed
- Triple car carport
- Ample off street parking
- Well manicured gardens and lawn
- Solar

Want to find out where your property sits within the market? Have our multi-award-winning agent come out and provide you with a market update on your home or investment! Call Steven Ulbrich on 0484 277 674 or click on the following link <https://raywhiteanglevale.com.au/agents/steven-ulbrich/118894> To put in an Offer to Purchase online please follow the link: <https://forms.monday.com/forms/47b392bf41a9d21d63d4b3115313f956?r=use1>

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