

**6/12A Angle Vale Road, Evanston Gardens, SA 5116**



**House For Sale**

Wednesday, 27 March 2024

6/12A Angle Vale Road, Evanston Gardens, SA 5116

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 313 m2**

**Type: House**



Mike Lao

0882811234



Tyson Bennett

0437161997

## \$459,000 - \$499,000

\*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://shorturl.at/aLOY5>To submit an offer, please copy and paste this link into your browser: [https://www.edgerealty.com.au/buying/make-an-offer/Mike Lao, Tyson Bennett and Edge Realty RLA256385](https://www.edgerealty.com.au/buying/make-an-offer/Mike%20Lao,%20Tyson%20Bennett%20and%20Edge%20Realty%20RLA256385) are proud to present to the market a home that epitomizes modern low-maintenance living with fantastic features throughout. Situated off the main street for added peace and privacy, this property is an ideal choice for families, first home buyers, and investors alike. Currently, this property boasts fantastic tenants on a fixed lease until 22/06/2024, providing a steady rental income of \$450 per week. Step inside beyond the pristine contemporary exterior to discover a gorgeous home that welcomes residents and visitors with a neutral colour scheme and fantastic natural light that is complemented by the easy care hybrid flooring. Crafted for open-plan living, the heart of the home is the light-filled kitchen which has views over the air-conditioned meals and family room. The kitchen is a true gem, equipped with a stainless steel gas cooktop, electric oven and canopy rangehood, providing all the necessary tools for culinary creations. The built-in pantry and double sink with a mixer tap adds convenience while the laminate benchtop with a breakfast bar offers ample space for meal preparation or casual meals plus there are dishwasher provisions. Whether you're hosting a dinner party or enjoying a family meal, the kitchen's open layout creates a warm and inviting atmosphere for gatherings and everyday living. From the family room, sliding doors open up to the backyard where you can enjoy your morning coffee and the kids can play to their heart's content. Back inside, the master bedroom offers a private retreat at the front of the floorplan with a walk-in robe, and an en-suite featuring a vanity, shower, and toilet. Two more bedrooms are set in their own wing of the home along with the main bathroom, which includes a bath, shower, vanity, and toilet. Completing the floorplan is the double garage with an automatic roller door, built-in cupboard, internal and rear access along with a laundry nook. Key features you'll love about this home:- Split-system air-conditioning in the open plan living- Easy care gardens and a rainwater tank with an electric pump for eco-friendly living- Master bedroom with walk-in robe and en-suite- Double garage with an automatic roller door, internal and rear access- Single to double driveway offering ample off street parking- Instant gas hot water and NBN ready Situated in a convenient, family friendly location, this home offers a life of convenience and accessibility. You are within walking distance to the Murray Hillier Reserve and local transport links. A short drive will take you to Gawler Green Shopping Centre and other amenities and dining options. For families, Evanston Gardens Primary School and Trinity College are close by and Riverbanks College B-12 is less than 10 minutes away. Call Mike Lao on 0410 390 250 or Tyson Bennett on 0437 161 997 to inspect! Year Built / TBA Land Size / 313sqm (approx - sourced from Land Services SA) Frontage / 14m (approx) Zoning / MPN - Master Planned Neighbourhood Local Council / City of Gawler Council Rates / \$1,512.65 pa (approx) Water Rates (excluding Usage) / \$614.80 pa (approx) Es Levy / \$95.55 pa (approx) Current Rental / Fixed lease of \$450 pw until 22.06.24 Title / Community Title 6269/546 Community Rates / \$138pq (approx) Admin \$125 & Sinking \$13 Easement(s) / Nil Internal Living / 98.4sqm (approx) Total Building / 137.3sqm (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/KOORdx> 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. Want to find out where your property sits within the market? Receive a free online appraisal of your property delivered to your inbox by entering your details here: [https://www.edgerealty.com.au/Edge Realty RLA256385](https://www.edgerealty.com.au/Edge%20Realty%20RLA256385) 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.