

**7 Maria Street, Angle Vale, SA 5117**

**House For Sale**

Thursday, 13 June 2024

7 Maria Street, Angle Vale, SA 5117

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 400 m2**

**Type: House**



Matt Sergeant  
0439803923



Andrew Butler  
0422583290

## Best offers by 5pm Monday 24th June 2024 (USP)

Photos for illustrative purposes. Matt Sergeant and Andrew Butler are proud to present 7 Maria Street, Angle Vale. Set amongst other modern homes in a popular estate this brand-new home, with an excellent open plan design over 213sqm (approx.) of living won't last long, so enquire now! This amazing home has been completed with:

- Ducted, reverse cycle, zoned Rinnai inverter air conditioning.
- Front and rear landscaping.
- All floor coverings.
- Large open plan living area.
- Separate leisure, family, or theatre room.
- Stone bench tops in the kitchen.
- Luxury 900mm stainless steel oven and cook top.
- Driveway and perimeter paving.
- All bedrooms have built in robes.
- Master bedroom with luxury ensuite with His and Hers basins and a large walk-in robe.
- Alfresco for outdoor entertaining.
- High ceilings.
- Not to forget a 50 year structural warranty!

Be quick to become a part of the exciting Angle Vale Expansion. Miravale Estate will offer a variety of parks and walking trails. Plus, you will be conveniently close to a range of amenities like the Angle Vale Shopping Precinct, a reputable Childcare centre and conveniently close to the Northern Expressway. Being a short drive to Gawler and the Barossa Valley, you will love your new lifestyle in this well-located estate!

Specifications: CT / 6288/897 Council / Playford Zoning / MPT/ETAC Land / 400m<sup>2</sup> (approx) Frontage / 12.5m Council Rates / \$pa Emergency Services Levy / \$pa SA Water / \$pq Estimated rental assessment / Written rental assessment can be provided upon request Nearby Schools / Angle Vale P.S, Riverbanks College B-12, Munno Para P.S, Kurna Plains School

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