

71 Harvest Boulevard, Angle Vale, SA 5117



House For Sale

Tuesday, 13 February 2024

71 Harvest Boulevard, Angle Vale, SA 5117

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 616 m2

Type: House



Steven Ulbrich

0881808162

BEST OFFERS BY 26TH FEBRUARY (5PM) - USP

It is with great pleasure that Ray White Angle Vale and Steven Ulbrich present this brand new custom built Hickinbotham home set in the very popular and in demand suburb of Angle Vale. Offering four bedrooms (up to 6), three bathrooms, three living rooms and a double car garage, this magnificent dwelling which exceeds 340m² on a 616m² corner block offers unlimited storage solutions and is waiting to absorb the love of its very first resident. As you enter the property, you will be greeted by a well-designed floor plan that maximizes both functionality and comfort with hybrid wooden flooring throughout. The master bedroom will tantalize the senses of all who venture through with walk through his and hers robes and an ensuite with a bath, a shower, his and hers basins and floor to ceiling tiling. The remaining bedrooms are also carpeted, generous in size and offer mirrored floor to ceiling built in robes with windows beginning from the floor giving you the appearance of a wall of glass. The retreat among these three bedrooms is an ideal spot for children to keep themselves preoccupied. The second bathroom comes complete with a bath, a shower, a separate vanity and a separate toilet. The open plan kitchen/dining and family area is simply breath taking and perfect for endless entertaining. The kitchen comprises of an island bench offering stone bench tops and plenty of under bench and overhead cabinetry with soft closing doors. The 900mm quality stainless steel gas and electric appliances are of a high calibre perfect for the home chef and the dishwasher will ensure clean ups are a breeze. The pantry behind the kitchen feels as if you've just walked into a supermarket - exceptional in size. At the rear of the home is the home theatre room where you'll await the arrival of your 100 inch TV and home theatre set up or billiards table. The choices here are endless. The homes ducted reverse cycle air conditioner will keep you in utmost comfort all year round. Venturing outside through the triple sliding glass doors of the living room to the backyard you are greeted with a 26m² undercover alfresco entertainment area, enabling you to entertain family members and friends out of the weather elements during outdoor gatherings and barbeques all year round. The additional benefit of having freshly laid grass will allow the children and their pets to play to their hearts content. With a laundry and mud room conveniently located at the rear of the double garage, a study, multiple lights fittings pre existing in the roof for the future installation of pendant lighting including main entry, kitchen bench, family room, master bedroom and all single basins, pre existing gas fittings in the family room for a gas heater, a provision for a fan in the master bedroom and power, gas and water provisions in the outside alfresco for your designer outdoor kitchen, you'll be the talk of the town if you're one not to miss out on putting in an offer on this glorious place of residence.

FEATURES YOU WILL LOVE:

- 616m² corner block (approx.)
- 341m² build (approx.)
- 2024 custom build
- Hybrid wooden flooring
- LED lighting throughout
- Master bedroom with WTR's and an ensuite
- Remaining bedrooms with mirrored BIR's and a study
- All bedrooms are carpeted
- Three living rooms including home theatre
- Second bathroom with a separate toilet
- Large laundry/mud room
- Designer kitchen with stone benchtops, stainless steel appliances, WIP
- Dishwasher
- Large open plan living
- Ducted reverse cycle air conditioning
- Endless storage solutions
- 26m² undercover alfresco
- Backyard grassed area
- Two car garage
- Low maintenance gardens and lawn
- Pre existing fittings in roof and alfresco
- Riverbanks College (R-YR12) - 10 min walk
- Trinity College (R-YR10) - 15 min walk
- Angle Vale shopping center - 4 min drive
- Cafe's and Restaurants - 3 min drive
- The Adelaide CBD - 33 minute drive

Curious too? 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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