

**73 Saverio Boulevard, Angle Vale, SA 5117**

**RADelaide**

**House For Sale**

Wednesday, 24 January 2024

73 Saverio Boulevard, Angle Vale, SA 5117

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 400 m2**

**Type: House**



Baldeep Dang  
0881263878

**\$649,000 - \$699,000**

\*First Home Buyers can save on Stamp Duty (Subject to Eligibility Criteria) Welcome to the serene retreat that is your family's haven, nestled in the heart of Miravale. This newly constructed Torrens Titled residence occupies a 400m<sup>2</sup> plot, seamlessly blending contemporary comfort with thoughtful design amidst a backdrop of enticing amenities. Comprising four generously proportioned bedrooms tailored to meet your family's requirements, this home boasts a master bedroom designed as a private sanctuary, featuring a convenient walk-in robe and a lavish ensuite. Bedrooms 2, 3 and 4 are equipped with built-in robes, ensuring ample storage space. The focal point of this residence is its open plan living area, where abundant natural light effortlessly unites the kitchen, dining, and living spaces. The kitchen is a culinary delight, equipped with a 900mm gas cooktop, stainless steel appliances, ample storage, stone benchtops and butler's pantry. Leading directly from the open plan living is the outdoor alfresco, providing an ideal spot to bask in the sun or host future summer gatherings with family and friends. Featuring a designated study area, this home caters to productivity, whether you work from home or seek a peaceful corner for studying or creative pursuits. The laundry is designed for efficiency and convenience, making household chores a breeze. Cleverly integrated ample storage throughout the house ensures a tidy and organized living environment. Key Features: Brand new construction Torrens Titled 400m<sup>2</sup> land area Ducted reverse cycle A/C Grand entryway LED downlights throughout Open plan living with abundant natural light Outdoor alfresco with a spacious backyard Dedicated study space Low maintenance Floor-to-ceiling tiles in bathrooms 900mm gas cooktop and stainless steel appliances in the kitchen Stone benchtops throughout Ample storage throughout Laminate flooring in all bedrooms Porcelain tiles in kitchen and living area Double garage with auto panel door Beyond the comforts of your new home lies the family-oriented community of Miravale, offering a tranquil and pleasant neighborhood with easy access to nearby reserves, playgrounds, shopping centers, and restaurants. Embrace the advantages of this community and envision your family's future in this welcoming and well-connected environment! While we have made every possible effort to ensure that the information provided is accurate, Radelaide Real Estate accepts no liability for any inaccuracies or exclusions (including but not limited to a property's land size, floor plans and size, overall condition). We recommend that if you are interested, to make your own inquiries and obtain your own legal advice where necessary. RLA: 319212