

74 Angle Vale Road, Angle Vale, SA 5117



House For Sale

Thursday, 26 October 2023

74 Angle Vale Road, Angle Vale, SA 5117

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 1862 m2

Type: House



Callan Lister
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Gabriel Fridmanis
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BEST OFFERS BY 6TH NOVEMBER 2023 UNLESS SOLD PRIOR

Welcome to 74 Angle Vale Road, Angle Vale! This stunning 4-5 bedroom, 2-bathroom house is the perfect family home, offering ample space and modern amenities. With a land area of 1862 sqm and a building area of 281 sqm, this property provides plenty of room for comfortable living. The open plan living space at the heart of the home, is simply breathtaking. The design allows for meals to be prepared, while kids may be doing home work or watching TV and is the perfect setup to allow for the family to 'stay connected'. The kitchen boasts ample bench space as well and plenty of under bench storage. The appliances are of the highest calibre, including a dishwasher to ensure clean-ups are a breeze. Moving further through the home you will find another living space perfect for entertaining, movie nights, or just another area to have some space to unwind. Outside is something that needs to be seen to be believed. The outdoor area is an entertainer's dream and allows for all year round comfort while overlooking the extensive established gardens with fruit trees at the rear. There is a generous amount of room in the back yard for family activities with beautifully manicured low maintenance gardens leading to the steel framed, concrete slab and powered shed. FEATURES YOU WILL LOVE:- 1862m2 block (approx.)- 3x huge living spaces- 281m2 (approx) of living space under the main roof- Double garage driveway- Spacious bedrooms- Master with ensuite with spa and large walk in wardrobe- Elegant and sleek colour scheme- Beautiful flooring throughout- SMA 15Kw Solar system installed (German manufactured) with 44 solar panels- Ample under bench and overhead storage in kitchen- Spacious kitchen with stone benches, quality appliances including a pyrolytic oven, touch activated cook top, dishwasher and walk in pantry- Separate meals area overlooked by kitchen with access to outside alfresco area- Main bathroom with separate toilet- Ample storage facilities throughout the home- Updated laundry with access to outside- Ducted reverse cycle heating and cooling servicing entire home- iStore efficient hot water system (under 12 months old)- Garages with remote control access- Stunning outdoor area perfect for entertaining- Ceiling fans in outdoor area- Beautiful maintained and established lawns and gardens- Roller shutters to all windows and doors and bathrooms have security grill- Access to shed from second driveway Bedroom 3 is perfect for teenagers as it has been expanded by incorporating the neighboring room to allow for a larger area for television, or extra desk space etc. If this area is not needed the wall can be put back to make the property a 5 bedroom home This family home is located close to an expanding shopping precinct, Schools and Community Sports Centre in Angle Vale; only a short distance to the main hubs of Gawler, Munno Para and Elizabeth; and just 30 minutes out to the Barossa or into the CBD - this is the new address you have been looking for! The property is simply the best, when it comes to quality on the market in Angle vale and has every modern convenience you can think of. The vendors have loved and cared for this home and it is a true testament to them. This property will not hang around long and is simply a 'Must see'. For more information or to book a viewing, please contact Callan Lister on 0412 388 183 at any time. To put an Offer to Purchase online please follow the link: <https://forms.monday.com/forms/47b392bf41a9d21d63d4b3115313f956?r=use1> Want to find out where your property sits within the market? Have one of our multi-award-winning agents come out and provide you with a market update on your home or investment! Call Callan Lister on 0412 388 183 or click on the following link <https://raywhiteanglevale.com.au/agents/callan-lister/123085> 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 representative is given or made as to the correctness of information supplied and neither the owners nor 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.