

**13 Charlie Street, Angle Vale, SA 5117**



**Sold House**

Thursday, 9 May 2024

13 Charlie Street, Angle Vale, SA 5117

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 560 m2**

**Type: House**



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**\$751,000**

Say hello to contemporary comfort in this 2022 built four-bedroom home. Featuring sleek finishes, abundant natural light, several living zones and a large alfresco area, this home promises a lifestyle of comfort and style. Welcome home to 13 Charlie Street, an idyllic retreat nestled in a pristine, newly developed community. This charming location is surrounded by new homes and enhanced by the unique allure of a neighbouring winery and its picturesque vineyards. As you arrive, the neat and contemporary facade sets the tone for the interior that awaits. Inside, follow the hallway that guides you to the heart of this residence. Here, the open-plan kitchen, living, and dining areas combine, forming an open and welcoming space. The pristine kitchen features stainless steel appliances, gas cook-top, ample counter space and a walk in pantry. Adjacent to the kitchen, the dining and living areas enjoy the same abundant natural light, creating a bright and airy atmosphere. Glass sliding doors invite you to step outside, seamlessly connecting the indoor and outdoor spaces. The well-sized yard is ideal for entertaining, featuring a large alfresco area overlooking a neat stretch of lawn. Back inside, discover four well-sized bedrooms to accommodate the needs of a growing family. The master bedroom, thoughtfully separated at the front of the home, stands out with a walk-in robe and ensuite, offering a true retreat for the homeowners. Two of the remaining three bedrooms come equipped with built-in robes for convenient storage. Both bathrooms are sleek and inviting with modern fixtures. The main bathroom is thoughtfully designed with a 3-way layout, including a built-in bath, shower, and a separate water closet for added convenience and privacy. Completing the floor plan is a versatile secondary living space or home theatre situated at the rear of the home, ideal for giving the kids their own area or for hosting cozy movie nights. A second set of glass sliding doors seamlessly connects this space to the alfresco area, creating the perfect setup for entertaining. This home boasts an enviable location, perfectly situated within a short walk from the bustling Angle Vale shopping precinct and nestled nearby the lush lawns of Virgara Wines and the renowned Sneaky's Restaurant. Within easy walking distance are Angle Vale Primary School, two early learning childcare centres, the Angle Vale Tavern, and a range of local shops and businesses. With convenient public transport options, including the Munno Para railway station only a 5-minute drive away, and the picturesque regions of The Barossa, Clare Valley, and Yorke Peninsula within easy reach, this home has it all. Whether you're eager to call it home or looking for an astute rental investment, this opportunity is for you. Check me out:- Contemporary and low maintenance, 2022 built- Four well sized bedrooms- Master bedroom with built-in robe and ensuite- Main bathroom with built-in bath, shower and separate W/C- Open plan kitchen, dining and living area- Luxurious kitchen with walk-in pantry- Stainless steel appliances including gas cook-top- Additional lounge space/ home theatre- Glass sliding doors from living to backyard- Well sized backyard with large alfresco and neat lawn- Ducted air-conditioning throughout- Ceiling speakers in main living area and alfresco- Secure double garage with internal access- And so much more... Specifications: CT // 6252/356 Built // 2022 Home // 260.1 sqm\* Land // 560 sqm\* Council // City of Playford Nearby Schools // Angle Vale Primary School, Riverbanks College B-12 On behalf of Eclipse Real Estate Group, we try our absolute best to obtain the correct information for this advertisement. The accuracy of this information cannot be guaranteed and all interested parties should view the property and seek independent advice if they wish to proceed. Should this property be scheduled for auction, the Vendor's Statement may be inspected at The Eclipse Office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. Jayden Kirk - 0422 105 052 Jaydenk@eclipse realestate.com.au RLA 277 085