

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

**House For Sale**

Wednesday, 10 July 2024

13 Maria Street, Angle Vale, SA 5117

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 572 m2**

**Type: House**



Matt Sergeant  
0439803923



Andrew Butler  
0422583290

## Best offers by 5pm Monday 22nd July (USP)

Matt Sergeant and Andrew Butler are proud to present 13 Maria Street, Angle Vale. Sitting on an expansive 572sqm (approx.) block, this brand new, never been lived in 2024 built home is feature filled and will be an absolute pleasure to call home. Offering 4 bedrooms, 2 bathrooms and 2 living spaces over an open plan, 236.9sqm (approx.) floorplan - it simply doesn't get any better than this. The quality is evident as soon as you step foot inside the front door. Your attention will be drawn to the neutral tones, LED downlights and high ceilings throughout making it easy to picture how you would make the home your own. On entry, you'll find the main bedroom to the left equipped with a walk-in robe and ensuite, sure to spoil the new homeowners. Directly across from the main bedroom is a second living area perfect for a home theatre or home office set up. As you move through the hallway, you will find yourself in the heart of the home, the kitchen, dining and living, the perfect space making it easy to live everyday life and serve family and friends. The contemporary themed, modern kitchen boasts; a gas cooktop, oven, range-hood, plenty of cupboards for storage and marble bench space for all your appliances, a walk-in pantry, and double sink sure to impress the whole family. The remaining 3 bedrooms are located at the back of the home and all feature built-in robes ensuring there will be no fighting over who has the best room. The main bathroom and separate toilet are central to everything making it convenient for everyone. The home also features: Ducted R/C air-conditioning. Outdoor entertaining. 2nd living/home theatre. Large laundry/mud room. Landscaped, low maintenance gardens. 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! If you have been thinking of building a new home in this amazing estate, but don't want the hassle of building, then consider this brand-new Henley Home. For more information call Matt Sergeant - 0439 803 923 or Andrew Butler 0422 583 290. We look forward to meeting you at our open homes. Specifications: CT / 6288/894 Council / Playford Zoning / MPT Land / 572m2 (approx) Frontage / 17.88m 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 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