

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



**House For Sale**

Friday, 16 August 2024

14 Maria Street, Angle Vale, SA, 5117

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**

## Luxurious Four Bedroom Home in Family Friendly Estate

Welcome to 14 Maria Street, Angle Vale! Petra Mells is proud to present this this superbly built modern four-bedroom home that offers style and luxury with high-quality finishes you'd expect from a display home. Set in the new "Miravale" estate amongst other quality homes, it is just the place to upgrade to, the perfect start for young couples or for growing families to settle down long into the future.

Impressive street appeal with a modern rendered facade and a versatile floor plan, the home boasts 4 generous bedrooms, separate living areas and a study nook. The spacious master bedroom is a true retreat, with a walk-in robe and a fully tiled ensuite complete with a large shower, vanity, and stunning tiles and fittings. Other three good-sized bedrooms all with built-in robes are well positioned around a deluxe main bathroom featuring floor-to-ceiling tiling, separate shower and elegant free-standing bathtub, stone benchtops with counter top basin and separate large toilet. No expense has been spared here!

The kitchen is the heart of any home, this one will take your breath away - sleek cabinetry in the designer kitchen with SMEG appliances including built in microwave, wall oven and 900mm gas cooktop, gleaming stone bench tops and butlers pantry with ample storage, double sink and SMEG dishwasher. A chef's zone helmed by wide breakfast bar with gorgeous pendant lighting offering easy cooking and conversation while hosting friends for fun dinners or making nightly meals for the family.

Rich timber floating floors throughout brightened with ambient downlights - there is an unmistakably light and fresh feeling to this beautiful home. Versatile and spacious living is on hand with family-friendly open-plan living and entertaining that extends to an all-weather alfresco with gas point ready for that stunning outdoor kitchen. Lush lawned backyard eager for sunny weekend barbeques makes a perfect place for kids to play.

### WHAT WE LOVE:

- Energy efficient with 6.7 star rating
- Generous master bedroom with large walk-in robe and fully tiled designer ensuite
- Three additional good-sized bedrooms, all with built-in robes
- Deluxe fully tiled main bathroom with separate shower, relaxing bathtub, vitreous above counter basins on wall to wall vanity with stone bench tops and adjoining toilet
- Stone-topped designer kitchen with pendant lighting, breakfast bar, sleek soft close cabinetry, SMEG appliances including stainless 900mm gas cooktop, in-wall oven, microwave, and full butler's pantry with dishwasher and an abundance of storage and plumbing ready for fridge
- Formal lounge/2nd living area
- Study nook
- Light-filled open-plan kitchen, dining and living with all-weather alfresco under main roof - for perfect indoor-outdoor entertaining
- Family-friendly laundry with stone bench, linen cupboard
- Zoned reverse cycle ducted AC throughout for year-round comfort
- Sunny west-facing backyard with lush lawn
- Double garage with auto panel lift door

Other features include landscaped gardens, 2.7 metre ceilings with step cornice, 2.4 metre internal doors, tiled niches to bathroom and ensuite shower area, neutral colour scheme throughout, tiled alfresco under main roof, LED downlights, gas instantaneous hot water, reverse cycle ducted AC for year-round comfort, exposed aggregate driveway, established gardens, window treatments, NBN provision, double garage with panel lift door. Save time and money, there's nothing more for you to do but move in and start to enjoy!

Walking distance to local playground area and walking trails, you'll enjoy the lifestyle and sense of community that Angle Vale offers. A great choice of schooling close by including Trinity College, Angle Vale Primary and the new Riverbanks

super school, Drakes Foodland 1km from your door, grab a bite to eat at Sneaky's restaurant or Angle Vale Tavern, while all your retail shopping and entertainment needs are moments just away. Easy access to the Northern expressway for a 30min commute to the CBD or the Barossa.

The question has to be asked, why build? With all the untimely delays with suppliers and tradespeople and increasing build costs, this superb home is ready to go! All the hard work has been done for you! Be the envy of family and friends, be prepared to fall in love with this stunning home - a must see!

Disclaimer: Photos and floor plan provided are strictly for illustration purposes only. Colours, designs and measurements may vary.

Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign.

Property Details:

Council | PLAYFORD

Zone | Master Planned Township (Z3906) - MPT

Sub Zone | Emerging Township Activity Centre (S1506) - ETAC

Land | 400sqm(Approx.)

House | 232sqm(Approx.)

Built | 2022 (Approx.)

Council Rates | \$2000pa approx

Water | \$160pq approx

ESL | \$TBC pa