

# 2 Colton Place, Angle Vale, SA 5117



## House For Sale

Saturday, 29 June 2024

2 Colton Place, Angle Vale, SA 5117

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 625 m2**

**Type: House**



Adam Janda  
0882811000



Michael Janda  
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## Best Offers by 12pm Monday 22nd July 2024

Situated in the fast growing suburb of Angle Vale, this near complete family home on a corner allotment of approx. 600sqm, offers a unique opportunity to skip the headaches of building and add your finishing touches before moving in. Internally the home offers a well-thought out floor-plan that maximises the internal living space. Overall there are four bedrooms, with the master bedroom having the benefit of a walk-in robe and ensuite. To the right of the entrance is the main lounge room which is of fantastic size, offering enough space for the growing family to live in comfort, with the benefit of a bay window. Moving through to the middle of the home, you will find yourself in the kitchen & meals area, offering plenty of storage space, perfect for the home chef. A second living room/theatre can be found just off the kitchen, with the ability to be closed off by double doors. There is a three-way bathroom offering family convenience with a separate toilet and hand basins. Externally there is plenty of room for an entertaining area to be considered, or even a space for the car enthusiast to work on their project car under cover. With the backyard wrapping around the home, there is additional space around the back for a shed or good sized lawn area, with the benefit of side access from being located on the corner. Car accommodation is catered for by a double car garage, with drive-through access, making it even more desirable. WHAT WE LOVE ABOUT THIS HOME & LOCATION • Spacious floor-plan, perfect for the growing or already established family! • Strategic corner allotment meaning you're not land-locked • Secured double garage with drive-through access • Located near all the local amenities and facilities • Modern street-scape! With Angle Vale having seen major developments over the last few years, the location offers prime family living with a mix of both city living with a country/community feel to it. Located in the heart of Angle Vale is the Angle Vale shopping centre, offering your local cafes, take-away shops, supermarkets and gyms. Conveniently located is the local OTR as well the Sneaky's Winery, offering the perfect spot for a Sunday Brunch or glass of wine on your relaxing weekends. Schooling is catered for by the Angle Vale Preschool, Angle Vale Primary, Trinity College (Gawler River campus) and Riverbanks College (B-12). Why limit yourself to someone else's creativity? Get in quick as opportunities like this don't last long! All information provided has been obtained from sources we believe to be accurate, however, we cannot provide any guarantee 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 inquiries and obtain their own legal advice.