

20 Angle Vale Road, Angle Vale, SA 5117



House For Sale

Monday, 1 July 2024

20 Angle Vale Road, Angle Vale, SA 5117

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 2012 m2

Type: House



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Best offers by 15th of July 5pm

It is with great pleasure that Ray White Angle Vale & Elizabeth and 'Team Ulbrich' present this gorgeous four bedroom, two bathroom home with multiple living rooms that is perfectly located in the booming suburb of Angle Vale. This 1988 built property has the perfect blend of style, comfort, and functionality that will tantalize the senses of all prospective purchasers who venture through. Situated on a generous 2012m2 block (approx.), this property offers a massive shed, a Granny Flat and a huge backyard with countless hidden gems. As you walk past the front fence and approach the home along the large graveled horseshoe driveway, you are greeted with slate tiling at its entrance, kitchen and dining areas. To your right is the additional living space with a ceiling fan and a split system air conditioner, ideal for children or other members of the family to segregate themselves from the action being had in the main living. The bedrooms all offer ceiling fans with in-built lighting. The master bedroom offers a split system air conditioner with the remaining bedrooms being generous in size. The open plan kitchen and dining area with a fan and ceramic wall heating is simply stunning, boasting ample under and above bench cabinetry, 600mm stainless steel electric cooking appliances and a dishwasher. The formal dining is perfectly positioned allowing you not to miss out on the entertainment being had while preparing warm home cooked meals. Next to the kitchen is the office with ample cabinetry and bench space which is perfect for those working from home or it can be converted into a fourth bedroom. The upgraded bathroom is spacious and offers a bath, a shower with a niche, a basin with all the modern fixtures and fittings and a separate toilet nearby. The updated tiled laundry boasts ample bench space, cabinetry and offers outside access. The backyard of this home is absolutely sensational with so many areas to keep you occupied day and night. This includes grassed areas as far as the eye can see for children and pets to enjoy, dual paved undercover entertainment areas for entertaining large gatherings among family and friends including lighting and an outdoor bbq, veggie gardens, a granny flat or teenagers retreat with its own bathroom and kitchenette, which is ideal to generate extra rental potential, an above ground pool, a cubby house, a huge shed with cement flooring and lighting, a fire pit area, chicken coups and animal playpens and a playground to keep the kids endlessly preoccupied. With ducted evaporative air conditioning, side gate access into the backyard for vehicles, low maintenance gardens, rain water tanks and an underground cellar, you do not want to miss out on this opportunity we have now generated for you.

FEATURES YOU WILL LOVE:

- 2012m2 block (approx.)
- 1988 build
- Front fence
- Horseshoe driveway
- Slate tiling and wooden look flooring
- Four bedrooms with fans, fourth acts as an office
- Master with split AC
- Second living with a fan and split AC
- Kitchen with ample cabinetry, quality cooking appliances, dishwasher
- Formal dining
- Main living with a fan and ceramic heating
- Updated bathroom and laundry
- Ducted evaporative air conditioning
- Granny flat with bathroom and kitchenette (extra rent potential)
- Undercover outdoor entertaining areas
- Massive grassed backyard
- Huge shed with cement flooring and lighting
- Underground cellar
- Veggie gardens
- Above ground pool
- Cubby house/playground
- Fire pit
- Chicken coups/playpens
- Garage
- Side gate vehicle access
- Well manicured gardens and lawn

RWT's Want to find out where your property sits within the market? Have our multi-award-winning agent come out and provide you with a market update on your home or investment! Call Steven Ulbrich on 0484 277 674 or click on the following link

<https://raywhiteanglevale.com.au/agents/steven-ulbrich/118894> To put in an Offer to Purchase online please follow the link: <https://forms.monday.com/forms/47b392bf41a9d21d63d4b3115313f956?r=use1>

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