

# 22 Saverio Boulevard, Angle Vale, SA 5117

## House For Sale

Sunday, 23 June 2024

22 Saverio Boulevard, Angle Vale, SA 5117

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 350 m2

Type: House



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**\$1,200,000**

Grand home offering five bedrooms! Two Master bedrooms! Either upstairs or downstairs. Located in this newly created development, amid all new homes and opposite a reserve. Corner location, entry internally to the home is via the front portico porch. Large entry hallway, bed room 2 that can be utilized as a main bedroom is positioned at the front of the home and its North facing. The bedroom is larger in proportion, has a big walk in robe and a fully tiled ensuite bathroom with a separate shower, vanity + toilet. A second separate toilet + vanity is positioned of the hallway. Open plan family room with adjoining meals dining area and modern well appointed kitchen. The kitchen offers a big breakfast bench, ideal for meal preparation. Appliances for cooking is a 1200 mm hot plates, twin 600mm under bench ovens, a range-hood, a pantry cupboard and a butlers kitchen with a second sink and meal preparation area. Modern neutral ceramic tiled flooring, neutral decor, quality soft furnishings all enhance this fine home. From the meals area, and the family room you can access the sweeping alfresco patio via sliding stacker doors. The alfresco patio covers the entire back of the home, the patio is an ideal outdoor entertaining area. Upstairs with four bedrooms, two bathrooms, both fully tiled with both having a free standing bath, a toilet, shower alcove and a vanity unit. The main bedroom located upstairs has a walk in robe with ample built in storage space. Bedrooms 3/4/5 all have built in robes. Upstairs flooring is wall to wall carpet, 2.7 metre ceiling height, neutral decor plus linen cupboard. The second living area is positioned at the front of the home on the upper level, its North facing, overlooking a reserve. The homes well lit with natural lighting that filters throughout all main rooms.# Ducted reverse cycle air- conditioning throughout all main rooms.# Security alarm system.# Established garden settings.# Separate laundry with built in cupboards and external access door. # Remote double width panel lift door to the double garage under the main roof.# Double garage with internal access door to the homes hallway.Distinctive homes flag ship. Quality built to the highest standards. Buy now, have a secure tenancy with the builder leasing back! At the end of the builders lease you can move in, or rent out.