

# 3 Alessia Lane, Angle Vale, SA 5117

## House For Sale

Wednesday, 17 April 2024

3 Alessia Lane, Angle Vale, SA 5117

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 506 m2

Type: House



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**\$649k-\$699k**

Matt Sergeant & Harris Real Estate are proud to present this exquisite property at 3 Alessia Lane, Angle Vale. Nestled in the heart of Angle Vale, a rapidly expanding suburb, this charming three-bedroom, two-bathroom residence is poised to captivate discerning buyers. Boasting a range of amenities crafted to enrich your lifestyle, this property is sure to make a swift impression. Step through the inviting facade into a realm of sophistication, where tall ceilings, soothing neutral hues, and an abundance of natural light greet you warmly. Journey down the hallway, passing the luxurious master suite and formal lounge, to discover the soul of the home. The open-plan kitchen, dining, and living area create an inviting space for entertaining guests or engaging in family gatherings while culinary delights are prepared. The kitchen, a haven for the culinary enthusiast, features a four-burner gas cooktop, electric oven, dishwasher, double stainless-steel sink, striking matte black cabinets, and a window splashback. Situated at the front of the property, the master suite offers a retreat from the rest of the home, ensuring privacy and tranquillity. This expansive suite includes a generous his-and-hers walk-in robe that seamlessly transitions into the ensuite, providing a luxurious sanctuary for relaxation. Moreover, two additional bedrooms offer comfortable accommodations for family members or guests, each thoughtfully designed to provide ample space and natural light. These bedrooms share access to a well-appointed second bathroom, ensuring convenience and comfort for all residents. Additionally, this property boasts a spacious backyard adorned with lush green grass, offering an idyllic outdoor retreat for leisure activities, gardening, or simply unwinding amidst nature's embrace. The ample outdoor space adds another dimension to this already impressive property, providing opportunities for recreation and enjoyment under the open sky. More features to love: - Reverse cycle ducted A/C - 6.5kw solar system installed July 2021 - Secure garage with auto panel lift door and additional off-street parking - Low maintenance paved driveway and front landscaping - Zoned to Angle Vale Primary and Riverbanks College Specifications: CT / 6242/340 Council / Playford Zoning / MPT Built / 2021 Land / 506m<sup>2</sup> (approx.) Frontage / 16.87m Council Rates / \$2132.20pa Emergency Services Levy / \$130.10pa SA Water / \$161.70pa Estimated rental assessment: \$600 - \$650 p/w (Written rental assessment can be provided upon request) Nearby Schools / Angle Vale P.S, Riverbanks College B-12, Evanston Gardens 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. North RLA | RLA 330069