

40 Isabella Crescent, Angle Vale, SA 5117

House For Sale

Tuesday, 25 June 2024

40 Isabella Crescent, Angle Vale, SA 5117

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 375 m2

Type: House



Matt Sergeant
0439803923



Andrew Butler
0422583290

\$707,500 - \$757,500

Photos for illustrative purposes. Matt Sergeant and Andrew Butler are proud to present 40 Isabella Crescent, Angle Vale. Set amongst other modern homes in the popular Miravale estate this brand-new home, with an excellent open plan design over 216sqm (approx.) of living won't last long, so enquire now! This amazing home has been completed with:

- 20mm stone benchtops to kitchen and bathrooms
- 600mm Fisher & Paykel wall oven tower with microwave provision above
- 900mm wide, Fisher & Paykel 5 burner gas cooktop
- Fisher & Paykel Dishwasher
- Walk in robe to master bedroom
- Built in robes to all remaining bedrooms
- 2.7m high ceilings
- 100% waterproof hybrid flooring to entry, kitchen, pantry, living, dining, rear hallway/passage, linen cupboard/s.
- Carpet to bedrooms, robes (inc. WIR), home theatre
- Zoned, ducted reverse cycle air conditioning
- Block out roller blinds - Zen fabric (Lovelight)
- Front and rear landscaping with irrigation/drippers
- Sealed coloured concrete to driveway and front path
- Natural grey concrete to side and rear perimeter paths
- 1.8m high, colorbond, good neighbour fencing

An award-winning address, Miravale is a boutique community at the heart of Angle Vale. Build your brand new home at Miravale and enjoy a lifestyle that you'll love close to local shops, schools, restaurants and childcare all just an easy 35 minutes from the Adelaide CBD.

Specifications: CT / 6294/353 Council / Playford Zoning / MPT Land / 375m² (approx) Frontage / 12.5m Council Rates / \$pa Emergency Services Levy / \$pa SA Water / \$pq Estimated rental assessment / Written rental assessment can be provided upon request

Nearby Schools / Angle Vale P.S, Riverbanks College B-12, Swallowcliffe School P-6, Kaurna Plains School

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