

**5 Dana Street, Angle Vale, SA, 5117**



**House For Sale**

Saturday, 10 August 2024

5 Dana Street, Angle Vale, SA, 5117

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## Move-In Ready Masterpiece in Angle Vale!

\*For an in-depth look at this home, please click on the 3D tour for a virtual walk-through or copy and paste this link into your browser\*

Virtual Tour Link: <https://my.matterport.com/show/?m=SKioEzpnDGN>

To submit an offer, please copy and paste this link into your browser:

<https://www.edgerealty.com.au/buying/make-an-offer/>

Mike Lao, Tyson Bennett and Edge Realty RLA256385 are proud to present to the market this stunning modern family home, built in 2018 by Burbank Homes. Situated on a generous 623sqm approx allotment, this home offers ample space for both indoor and outdoor living. The inclusion of the Mitsubishi ducted reverse cycle air conditioning ensures year-round comfort, while the impressive solar system with 36 panels and a Hive 9.9kW solar battery provides substantial energy savings. Soaring ceilings enhance the home, with a striking 3.15m (approx) entry, creating a sense of space and luxury.

The formal lounge, situated at the front of the home, is the perfect retreat for relaxation. Featuring ducted air conditioning, elegant s-wave curtains, and stylish pendant lighting, this space offers a serene ambiance. The open-plan family room is the heart of the home, seamlessly connecting to the alfresco area for effortless indoor-outdoor entertaining. Equipped with ducted air conditioning, modern LED down lights, and stunning timber plank flooring, this space is designed for comfort and style. A dedicated study provides a quiet workspace for those working from home.

The heart of this home is undoubtedly the stunning open-plan kitchen and meals area. The gourmet kitchen boasts a walk-in pantry for ample storage and high-quality Westinghouse appliances, and a double sink. Sleek laminate cabinetry paired with overhead cupboards offers abundant storage, while the Caesarstone waterfall edge island bench and breakfast bar provides both style and practicality. The open-plan meals area, seamlessly connected to the kitchen, is the ideal space for family gatherings. Featuring the elegant timber plank flooring, ducted air conditioning, and s-wave curtains, this space is bathed in natural light, creating a welcoming atmosphere.

Four well-appointed bedrooms offer ample space for relaxation and personal expression. Three bedrooms feature plush carpet flooring, mirrored built-in robes, stylish pendant lighting, s-wave curtains, and roller blinds for light and privacy control. The master suite is a true retreat, boasting a luxurious ensuite and a spacious his and hers walk-in robe. The ensuite features a double vanity, a double shower with dual rainfall showerheads and a handheld shower, a modern freestanding bath, and a toilet. The family bathroom is equally impressive, featuring a single vanity, a shower with a rainfall showerhead, a relaxing bath, and a separate toilet for convenience. The laundry boasts ample storage space with built-in cupboards, trough, and tiled flooring. Walk-in and built-in linen closets in the hallway offer additional storage solutions for the entire household.

Key features you'll love about this home:

- ☑ Spacious 623sqm allotment
- ☑ Modern 2018 build by Burbank Homes
- ☑ Mitsubishi ducted reverse cycle air conditioning with wireless control
- ☑ Master suite with walk in robe & ensuite bathroom
- ☑ Solar with 36 panels and Hive 9.9kW solar battery
- ☑ Secure double width garage with an automatic panel lift door
- ☑ Automated garden irrigation system.
- ☑ 4 Camera Swann Security Surveillance System.

Enjoy the convenience of nearby shopping centers, including Angle Vale Shopping Centre, Playford Marketplace, and Munno Para Shopping City, for all your retail and dining needs. Education options are available with Riverbanks College B-12, Trinity College Gawler River, and Angle Vale Preschool and Primary School all within reach. For leisure and

recreation, A.M. Dawkins Memorial Park, Paulmark Reserve, and Angle Vale Community Sports Centre provide opportunities to stay active and enjoy the outdoors.

Call Mike Lao on 0410 390 250 or Tyson Bennett on 0437 161 997 to inspect!

Year Built / 2018 (approx)

Land Size / 623sqm (approx - sourced from Land Services SA)

Frontage / 17m (approx)

Zoning / MPT - Master Planned Township \ ETAC - Emerging Township Activity Centre

Local Council / City of Playford

Council Rates / \$2,309.40 pa (approx)

Water Rates (excluding Usage) / \$737.36 pa (approx)

Es Levy / \$148.45 pa (approx)

Estimated Rental / \$800-\$880pw

Title / Torrens Title 6201/169

Easement(s) / Nil

Encumbrance(s) / To Actium Land Developments Pty. Ltd. (Acn: 162 807 007)

Internal Living / 246.1sqm (approx)

Total Building / 270.7sqm (approx)

Construction / Brick Veneer

Gas / Connected

Sewerage / Mains

For additional property information such as the Certificate Title, please copy and paste this link into your browser:

<https://vltre.co/FvLIUA>

If this property is to be sold via Auction, the Vendors Statement (Form 1) may be inspected at the Edge Realty Office at 4/25 Wiltshire Street, Salisbury for 3 consecutive business days prior to the Auction and at the Auction for 30 minutes before it starts.

Edge Realty RLA256385 are working directly with the current government requirements associated with Open Inspections, Auctions and preventive measures for the health and safety of its clients and buyers entering any one of our properties. Please note that social distancing is recommended and all attendees will be required to check-in.

Disclaimer: We have obtained all information in this document from sources we believe to be reliable; However we cannot guarantee its accuracy and no warranty or representation is given or made as to the correctness of information supplied and neither the Vendors or their Agent can accept responsibility for error or omissions. Prospective Purchasers are advised to carry out their own investigations. All inclusions and exclusions must be confirmed in the Contract of Sale.