

5 Sicily Street, Angle Vale, SA 5117



House For Sale

Tuesday, 25 June 2024

5 Sicily Street, Angle Vale, SA 5117

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 400 m2

Type: House



Nick Raval
0466963131



Eriks Draiska
0418804900

CONTACT AGENT

Team Nick Raval from EXP Realty - Your local real estate eXpert is proud to present 5 Sicily Street, Angle Vale. Sitting on a 400sqm (approx.) block, this BRAND NEW, never been lived in, 2024 built home is feature-filled and will be an absolute pleasure to call home. Offering 3 - 4 bedrooms, 1 - 2 Living areas, 2 bathrooms over an open plan - it simply doesn't get any better than this. The second living can be converted into the 4th bedroom if you need an extra bedroom instead of the 2nd living area. Key Features: Brand new construction Torrens Titled 400m2 land area Ducted reverse cycle A/C LED downlights Open plan living with abundant natural light Outdoor alfresco with a spacious backyard Low maintenance 600mm gas cooktop + oven and stainless steel appliances in the kitchen plus DISHWASHER for extra peace of mind Laminate benchtops throughout Ample storage throughout Carpet in bedroom 1, 2 & 3 Laminate floor in all living areas & kitchen Single garage with auto panel door Blinds in all rooms Clothesline TV Antenna Letter Box Security screen at front & back door Full fledged laundry with full length bench and wardrobe Huge backyard Beautifully landscaped with natural grass in front and backyard NO corners cut by our vendors and builders; or No extra hard work required by the new owners; simply pack your bags and move in with peace of mind from quality builder work from METRO HOME This home is ready for the lucky new owners to pack their baggage, move in and enjoy their first home; or for savvy investors this home will return \$600 to \$650 a week in rental at current market conditions. Call Nick Raval on 0466 96 3131 to inspect! To make an offer; click the link below or COPY & PASTE the link below in the browser: <https://www.jotform.com/build/232191472540855e>

EXP Realty are officially the #1 real estate agency in SA for total number of listings and sellings on realestate.com.au. With over 87,000 agents in 24 countries world wide, we are here to help you with all your real estate needs. RLA 300 185 Disclaimer: The information contained in this website has been prepared by eXp Australia Pty Ltd ("the Company") and/or an agent of the Company. The Company has used its best efforts to verify, and ensure the accuracy of, the information contained herein. The Company accepts no responsibility or liability for any errors, inaccuracies, omissions, or mistakes present in this website. Prospective buyers are advised to conduct their own investigations and make the relevant enquiries required to verify the information contained in this website. Any details, text, plans, shown dimensions are approximations, subject to change, for representation purposes only, they are not part of any legal document or agreement. No guarantee is given that they are true or correct. Photos may have been enhanced for visual appeal. Or 'Sprinkled with Magic Fairy dust' re-touched to enrich the night sky, add a sunset or gloss over some repair items. Staging Disclaimer: Photos for illustration purposes only and may contain digitally staged elements and enhancements such as virtual furniture, soft furnishings or other property features - buyers should do their own due diligence prior to entering into a contract of sale to confirm the suitability of the property for their intended use. Council may or may not have complete records of property improvements. Some features may require servicing, repair, or maintenance, no warranties are expressed nor implied. Unless otherwise agreed, the property is offered and sold on as-is basis. If suitable for Subdivision or Re-Development, it is STCC (Subject to Council Consent). Make your own inquiries. More detail is in the Contract Note, Form 1, and Searches. Any Furniture or Personal effects shown in the property or photos are not included unless specified as Inclusions or Exclusions. For AUCTION: Section 7 and Vendor Statements re: encumbrances, etc., may be viewed in the office three days prior and at the Place of Auction 30 minutes prior. If bidding, pre-arrange Finance and/or any additional inspections asap. Unless otherwise agreed, 10% Deposit due on Fall of the hammer or subsequent purchase with a 30-Day Settlement. During Opens, Private Inspections, Online, or Offline Enquiries, we request and record your name, email, phone for Vendor security, feedback, peace of mind AND to assist YOU, in your dream home search. You will receive follow-up, you can make an offer, ask Q's, or give feedback. Details are confidential as protected by the Privacy Act 1988. Privacy Policy is available on our website. *Sensible Conditions Apply, E&OE