

**64 Chivell Road, Angle Vale, SA 5117**

**House For Sale**

Friday, 12 July 2024

64 Chivell Road, Angle Vale, SA 5117

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 646 m2**

**Type: House**



Matt Sergeant  
0439803923



Andrew Butler  
0422583290

## Best offer by 5pm Monday 29th July(USP)

Best offers by 5pm Monday 29th July (unless sold prior) Matt Sergeant & Andrew Butler are proud to present to you this stunning brand-new build, situated on a generous 646 square metre corner block, which offers the perfect blend of modern luxury and practical living. Featuring four spacious bedrooms and two well-appointed bathrooms both with double sinks, this home is designed for comfort and style. The main bedroom boasts a luxurious ensuite plus a his and hers walk-in wardrobe, providing a private retreat for relaxation. The additional bedrooms come with built-in robes, offering ample storage space plus glass sliding doors leading to the backyard in bed 3 & 4 for added convenience. The heart of the home is the open-plan living area, which seamlessly integrates the kitchen, dining, and living spaces. The gourmet kitchen is a chef's delight, complete with a butler's pantry with a sink and dishwasher, and upgraded fixtures and fittings throughout. This space is perfect for both everyday living and entertaining guests. Step outside to the inviting outdoor alfresco area, ideal for dining and enjoying the fresh air. Beyond the alfresco area lies a large backyard, perfect for kids to play, pets to roam, or for future landscaping projects. The home also features ducted reverse cycle heating and cooling, ensuring year-round comfort. Every detail in this home has been carefully considered, from the upgraded fixtures and fittings to the high-quality finishes. Don't miss the opportunity to make this exceptional property your own and enjoy the lifestyle you've always dreamed of. If you have been thinking of building a new home in this amazing estate, but don't want the hassle of building, then consider this brand-new home that's ready to go. For more information call Matt Sergeant - 0439 803 923 or Andrew Butler 0422 583 290. We look forward to meeting you at our open homes. Specifications: CT / 6252/429 Council / Playford Zoning / MPT Land / 646m<sup>2</sup> (approx) Council Rates / \$1504.00pa Emergency Services Levy / \$350.40pa Estimated rental assessment / Written rental assessment can be provided upon request Nearby Schools / Angle Vale P.S, Riverbanks College B-12, 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. RLA | 330069