

Lot 1/26 Moculta Road, Angaston, SA, 5353

House For Sale

Tuesday, 3 September 2024



Lot 1/26 Moculta Road, Angaston, SA, 5353

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House

Escape to Your Perfect Angaston Retreat!

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=y64d93U28ZQ>

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 low-maintenance modern home, nestled in the picturesque town of Angaston. Enjoy the tranquillity of country living with breathtaking views of the rolling hills. With ducted reverse cycle air-conditioning throughout and a solar system, this property offers a wonderful combination of comfort, style, and sustainability and is the perfect escape from the hustle and bustle of city life.

Step inside and be greeted by two spacious living areas, ideal for entertaining or relaxing. A separate lounge, complete with day and night blinds and easy-care tiled flooring, provides a quiet retreat while the open-plan family and meals area, featuring sliding doors to the outdoor verandah, creates a seamless indoor-outdoor flow for year-round enjoyment.

The modern kitchen is a chef's dream, offering ample bench and preparation space, a breakfast bar and views over the living area. Equipped with electric appliances, a dishwasher, and a 1.5 sink, this kitchen is both functional and stylish.

The home features three bedrooms, the master suite features a walk-in robe, roller shutters, and day and night blinds for ultimate comfort plus a private three piece en-suite. Bedrooms 2 and 3 are fitted with mirrored built-in robes and plush carpet flooring. To service them is the central 3-way bathroom with a step-in shower, soaking tub and separate toilet. Completing the internal floorplan is the spacious laundry with a convenient bench, trough and external access door.

Outside, the expansive verandah has automatic cafe blinds providing a sheltered outdoor living space for year-round enjoyment. The split-level backyard offers plenty of room for children to play or for creating your own outdoor oasis. A double garage with dual automatic roller doors and convenient internal access and access to the outdoor verandah complete this fantastic property.

Key features you'll love about this home:

- ☑ Solar system with 10 panels
- ☑ Ducted reverse cycle air-conditioning with 3 zones
- ☑ Day and night blinds in all living areas and master bedroom
- ☑ Rear verandah with automatic ziptrack cafe blinds
- ☑ Raised garden beds at the front and side of home
- ☑ Roller shutters and window locks
- ☑ Double driveway and double garage with dual automatic roller doors
- ☑ Plumbed rainwater tank

Located in the charming town of Angaston, this home is just a short drive away from the Barossa Valley region, renowned for its world-class wineries and gourmet dining. Enjoy the convenience of a range of cafes, retail shops, and amenities on Angaston Main Street. For families, Angaston Kindergarten and Primary School are just down the road while Nuriootpa High School is within easy reach. Gawler just a 30-minute drive away and easy access to the National Highway ensures a smooth commute around Adelaide.

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

Year Built / 2017 (approx)

Land Size / 520sqm (approx)
Frontage / Irregular - 23m (approx)
Zoning / N-Neighbourhood
Local Council / Barossa Council
Council Rates / \$1,931 pa (approx)
Water Rates (excluding Usage) / \$662.20 pa (approx)
Es Levy / \$111.5 pa (approx)
Estimated Rental / \$550-\$600pw
Title / Primary Community 6095/722
Community Insurance / \$80 pa (approx)
Easement(s) / Nil
Encumbrance(s) / Nil
Internal Living / 136sqm (approx)
Total Building / 211.4sqm (approx)
Construction / Brick Veneer
Gas / Not Connected
Sewerage / Mains

For additional property information such as the Certificate Title, please copy and paste this link into your browser:
<https://vltre.co/Hm9Nwq>

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.

Want to find out where your property sits within the market? Receive a free online appraisal of your property delivered to your inbox by entering your details here: <https://www.edgerealty.com.au/>

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.