

# Lot 22 Sam Circuit, Angle Vale, SA 5117

## House For Sale

Tuesday, 2 July 2024

Lot 22 Sam Circuit, Angle Vale, SA 5117

**Bedrooms: 5**

**Bathrooms: 4**

**Area: 500 m2**

**Type: House**



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**Contact Office (08) 8373 5000**

Set for completion this September. REGISTER YOUR INTEREST (08) 8373 5000. This stunning home has had all the work done for you, just move in and enjoy a brand new home! Offering a fantastic layout with plenty of room for the whole family. Down stairs is complete with a formal lounge at the front, with a nice entry hall taking you through to the home theatre + study or 5th bedroom. At the end of hall is the spacious open plan living area with a stunning kitchen complete with large walk-in-pantry. Upstairs features a central living space, perfect second lounge room or teenagers retreat. Four great sized bedrooms including the master bedroom with ensuite and WIR. Outside offers a blank canvas ready for someone to create the backyard they desire with plenty of space to create the yard you love. Angle Vale is a growing suburb with some amazing homes being built. This property is an absolute standout with a stunning street presence. Situated just off major roads Heaslip and Curtis Road, residents of Miravale enjoy easy access to the Northern Expressway, get to the city centre in under 40 minutes. Schools within walking distance, including the brand-new Riverbanks College, Trinity College - Gawler River, and the esteemed Angle Vale Primary School. Fantastic restaurants surround including beautiful Sneaky's Restaurant. \*\*please note photos and floor plan are for illustrational purposes only\*\* RLA244395