

**16 Angus Lane, Mansfield Park, SA, 5012**



**Townhouse For Sale**

Wednesday, 14 August 2024

16 Angus Lane, Mansfield Park, SA, 5012

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Winston Coxon

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## Modern Townhouse in Highly Sought After Location

ONLINE / OFF-SITE AUCTION AT 39-41 BAGSTER ROAD, SALISBURY NORTH | THURSDAY, AUGUST 29TH FROM 5PM (ACST)

CONTACT AGENT FOR MORE INFORMATION OR TO PRE-REGISTER

Ray White Proudly Presents 16 Angus Lane, Mansfield Park

### THE LOCATION

Not only is this home across the road from a reserve and children playground, discover a world of educational excellence, with St Patrick's School just a minute away and St Joseph's School at 1.05km, your children's learning journey starts here. High school options include Woodville High School and Mt Carmel College, both 5 minutes away, while the youngest learners have Emali Early Learning Centre (0.66km) and Goodstart Early Learning (0.83km) close by. This proximity to top schools ensures a bright future for your family.

The Parks recreation and sports centre Enjoy easy access to Amada Arndale Shopping Centre, only 5 minutes away, for all your shopping needs. For more variety, Churchill Centre is 3.4km away, and the vibrant Adelaide CBD is a short 13km drive, offering an urban escape whenever desired.

### THE RESIDENCE

Welcome to your contemporary, low-maintenance dream home. This is an ideal choice for first-time buyers or astute investors, with the property rental appraised at \$500 per week. Built in 2023 and featuring a double-story design, this property meets all your requirements, boasting a spacious open-plan kitchen and living area with a modern and stylish layout.

### FEATURES

- Stylish matte black fixtures and fittings
- Open plan living, dining & kitchen area
- Kitchen with an island bench & plenty of storage space
- Stainless steel appliances including dishwasher, gas cooktop, oven and rangehood
- Main bathroom features floor to ceiling tiling and double shower
- Second Bathroom includes shower and bath all with modern stylish fixtures
- 2 bedrooms with BIR's, both bedrooms include ensuites!
- Ducted reverse cycle heating and cooling
- Sleek laminate floorboards throughout
- An upstairs balcony

Remarkable opportunity in the emerging locale of Mansfield Park and definitely not to be overlooked, For all enquiries please contact Winston Coxon or Thomas Korte.

Regarding price. The property is being offered to the market by way of Auction. We will supply recent sales data for the area which is available upon request via email or at the open inspection.

Disclaimer: Every care has been taken to verify the correctness of all details used in this advertisement. However, no warranty or representation is given or made as to the correctness of information supplied and neither the owners nor their agent can accept responsibility for errors or omissions. Prospective purchasers are advised to carry out their own investigation.