



Angle Vale, 31 Alicante Court

Modern Family Home in Thriving Angle Vale



OPEN INSPECTION TIME: Click REQUEST INSPECTION button on website listing

Rent: \$720.00 per week

Bond: \$2880.00

Available: 28th April 2025

12 Month Lease

Pets Negotiable

Smoking outside only

For Lease
Please Call

View
ljhooker.com.au/671UFDC

Contact
Wendy Page
wendy.page@ljhces.com.au

Apply online at: www.2apply.com

You are welcome to complete an application form online prior to viewing.

Once you have signed up for an inspection time on the website listing, we will contact you via text message with a viewing time.



**LJ Hooker Craigmore | Elizabeth |
Salisbury
(08) 8255 9555**

Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

Do not call for a viewing time; one will be allocated to you once you have signed up via the website.

There will be no exceptions to this process.

Modern Family Home in Thriving Angle Vale

Experience contemporary living in this brand-new, spacious 4-bedroom, 2-bathroom family home, perfectly situated in the rapidly developing community of Angle Vale.

Property Highlights:

- Master Suite: Features a generous walk-in robe and private ensuite.
- Three Additional Bedrooms: All equipped with built-in robes.
- Open-Plan Living: Enjoy a large kitchen/dining/living area, ideal for family gatherings and entertaining.
- Gourmet kitchen with breakfast bar, gas cooktop, electric oven, dishwasher, and walk-in pantry.
- Main Bathroom: Includes a separate vanity and toilet for added convenience.
- Comfort & Climate Control: Ducted reverse cycle air conditioning and LED downlights throughout.
- Outdoor Entertaining: Alfresco area perfect for relaxing and hosting.
- Secure Parking: Double garage with internal access.
- Low-Maintenance Yard: To be fully lawned.

Location Benefits:

- Conveniently located near local schools, parks, and shopping precincts, including Angle Vale Shopping Centre and Drakes Supermarket.
- Enjoy dining at Sneaky's Restaurant and explore nearby scenic walking trails and wineries.
- Easy access to the Northern Expressway for a seamless commute to the CBD.

Don't miss the opportunity to make this stunning home yours!

LJ Hooker Craigmores | Elizabeth | Salisbury: the number one Real Estate Agents / Sale Agents and Property Management in the Northern Suburbs of South Australia.

Specialists in: Andrews Farm, Angle Vale, Blakeview, Burton, Craigmores, Davoren Park, Elizabeth and surrounding, Gawler, Hillbank, Munno Para, One Tree Hill, Parafield, Para Hills, Paralowie, Salisbury, Smithfield.

Disclaimer:

We have in preparing this document used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective tenants should make their own enquiries to verify the information contained in this document.

RLA155355



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More About this Property

Property ID 671UFDC

Property Type House

Wendy Page

Property Investment Department Manager | wendy.page@ljhces.com.au

LJ Hooker Craigmores | Elizabeth | Salisbury (08) 8255 9555

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