

21 Pita Street, Angle Park

Brand New Contemporary Living in a Thriving City-Fringe Location

Perfectly positioned in the popular and well-connected suburb of Angle Park, this brand-new townhouse offers an outstanding opportunity for first home buyers, professionals, downsizers and investors looking to secure a quality home in a convenient location. Combining modern design, quality finishes and a functional floorplan, this stylish residence delivers easy-care living with all the benefits of a brand-new build.

Filled with natural light and thoughtfully designed for everyday comfort, the home offers approximately 122sqm of living space on a low-maintenance 144sqm allotment. The spacious open-plan layout flows seamlessly to a private outdoor entertaining area, while the contemporary finishes throughout create a welcoming and modern feel. For investors, the appeal is further enhanced by the excellent depreciation benefits that come with purchasing a brand-new property.

Key Features:

- Brand-new townhouse offering stylish, low-maintenance living

3 3 1

FOR SALE
\$750,000 - \$800,000

VIEW
Wed 17th Jun @ 3:45PM - 4:15PM

AGENTS
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AGENCY
LJ Hooker Property Specialists
(08) 8289 6660

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.

LJ Hooker

- Three generous bedrooms, all complete with built-in robes
- Spacious master suite featuring a built-in robe and private ensuite
- Light-filled open-plan living and dining area
- Contemporary kitchen with stone benchtops and gloss white cabinetry
- Quality Bosch five-burner gas cooktop and oven
- Timber-look low maintenance flooring
- Ducted reverse-cycle air conditioning
- Concealed laundry nook
- Convenient third downstairs toilet
- Stylish main bathroom and ensuite featuring floor-to-ceiling tiling
- Double-stacking sliding doors creating a seamless indoor-outdoor connection
- Tiled undercover alfresco area
- Secure, low-maintenance rear yard with lawn area
- Secure undercover parking with remote-controlled access

Enjoy the convenience of having shopping centres, local cafés, quality schools, public transport, parks and recreational facilities all within easy reach. Perfectly positioned in the growing suburb of Angle Park, this location continues to attract strong interest from both homeowners and investors thanks to its affordability, lifestyle appeal and close proximity to the city.

With easy access to South Road and the North-South Motorway, commuting to the Adelaide CBD, airport and coastline is effortless. Located approximately 10km from the city centre, you'll enjoy the best of low-maintenance, city-fringe living while still having all the everyday essentials right at your doorstep. A quality brand-new home in a highly convenient location, this is an opportunity not to be missed.

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 our LJ Hooker Property Specialists Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.

RLA 208516

MORE DETAILS

Property ID	2DHVGJU
Property Type	House
House Size	122 m2
Land Area	144 m2
Including	Air Conditioning Ducted Cooling Ducted Heating Courtyard Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Secure Parking Fully Fenced Remote Garage Water Tank

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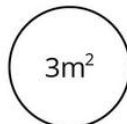
UPPER LEVEL



TOTAL



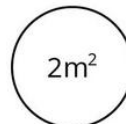
Living



Shed



Garage



Porch



Alfresco

Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified. Produced by **The Fotobase Group**