



33 Waters Road, Angle Park




## Stylish, Modern and Ready for you to Enjoy!

Positioned in the tightly held suburb of Angle Park, this modern 2023-built home offers the perfect opportunity for first-home buyers, investors or those looking to downsize without compromising on quality.

Thoughtfully designed for low-maintenance living, this residence combines functional style with well-appointed features throughout.

### What to love:

- Master bedroom with walk in robe, ceiling fan and ensuite plus balcony access
- Bedrooms 2 and 3 with built in robes and ceiling fans
- Kitchen equipped with stainless steel appliances, gas stove and breakfast bar
- Two great living spaces that centralize the kitchen space
- High 2.7m ceilings upon entry with ample natural light throughout and LED downlights
- Ducted reverse cycle heating and cooling for year-round comfort
- Understairs storage and shelving for added utility
- Peaceful under main roof alfresco complimented by a low maintenance grass area

3  2  2 

### FOR SALE

\$849,000 - \$879,000

### AGENTS

Ashley Palazzo  
0414 347 884  
ashleyp@ljhsales.com.au

Ryan Graham  
0400 912 287  
ryang@ljhsales.com.au

### 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**

- Rear lane access to the private double carport with automatic panel lift door

Enjoy the convenience of being close to excellent local amenities including public transport, parks and sporting facilities such as the YMCA Recreation Centre. A versatile and move-in ready home in a growing location - don't miss this opportunity.

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	2D8BGJU
Property Type	House
House Size	156 m2
Land Area	171 m2
Including	Air Conditioning Ducted Cooling Ducted Heating Dishwasher Floorboards Built-in-Robes Secure Parking Fully Fenced Solar Panels

### Ashley Palazzo 0414 347 884

Sales Specialist | ashleyp@ljhsales.com.au

### Ryan Graham 0400 912 287

Sales Specialist | ryang@ljhsales.com.au

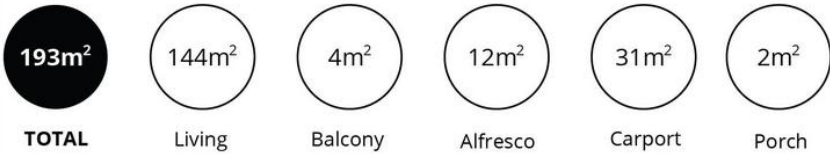
### LJ Hooker Property Specialists (08) 8289 6660

Shop 2, 1007 North East Road, RIDGEHAVEN SA 5097  
 propertyspecialists.ljhooker.com.au | info@ljhsupport.com.au





**UPPER LEVEL**



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.

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