



11 Sam Circuit, Angle Vale

## Run, don't walk.

Immaculately presented & perfectly positioned in the heart of Angle Vale, this 4-bedroom home is a pleasure to offer to the open market. Situated on approximately 400m<sup>2</sup> of land & finished to a standard that is sure to impress, I highly recommend you move quickly on this one!

Features include-

- 4 bedrooms.
- Ensuite, dual walk-through robes & ScreenAway blinds to the master bedroom.
- Walk-in robe to bedroom 2 & built-in robes to bedrooms 3 & 4.
- Centrally located main bathroom with separate toilet.
- Open plan kitchen/living/dining room.
- Practically designed kitchen with plenty of storage & quality appliances including dishwasher.
- Blacked out home theatre room with ScreenAway blinds for complete darkness.
- 2.7m ceilings throughout.
- Ducted reverse cycle heating & cooling.
- 5kW solar system connected to the home.
- Double garage under the main roof with direct internal access & automatic panel lift door.
- Alfresco entertaining area overlooking the back yard.
- Low maintenance landscaped gardens complete with artificial turf

4  2  2 

**FOR SALE**

\$749,000 - \$799,000

**AGENTS**

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**AGENCY**

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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**

for easy care.

For any further information, or to make a time to inspect, please contact Jared Lund on 0433 762 225.

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 343733

## MORE DETAILS

Property ID	1VVKG54
Property Type	House
House Size	185 m2
Land Area	400 m2
Including	Ensuite
	Air Conditioning
	Ducted Cooling
	Ducted Heating
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage

### Jared Lund 0433 762 225

Managing Director | Sales Specialist | [jaredl@ljhsales.com.au](mailto:jaredl@ljhsales.com.au)

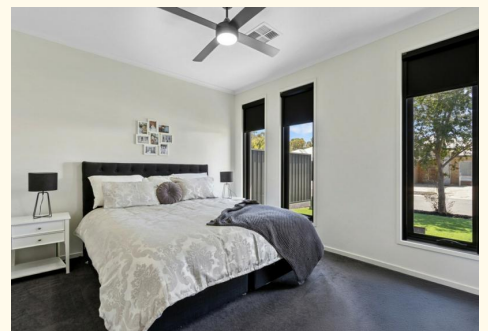
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11 Sam Circuit,  
**ANGLE VALE**



Living:	137.275Q.M
Porch:	2.405Q.M
Alfresco:	10.205Q.M
Garage:	35.405Q.M
<b>TOTAL:</b>	<b>185.275Q.M</b>

This Drawing is for illustration purposes only. All measurements are internal and approximate. Details intended to be relied upon should be independently verified.