



14 Darling Street, Angle Vale

Modern Family Living with Space to Enjoy

Presented by Andrew Rose, this beautifully presented three-bedroom home offers a spacious and practical floorplan designed for relaxed modern living. Featuring multiple living areas, generous outdoor space and a well-appointed kitchen, it presents an appealing opportunity for families, first-home buyers and investors.

The spacious main bedroom is positioned at the front of the home and includes a walk-in robe and private ensuite. Bedrooms two and three are fitted with built-in wardrobes and conveniently located near the family bathroom, which features a freestanding bath and separate shower. A separate toilet adds further practicality for busy households.

The flexible floorplan includes a separate front lounge that could also serve as a home office, children's retreat or media room. At the heart of the home, the open-plan living and dining area provides a welcoming space for everyday family life.

Overlooking the main living area, the modern kitchen features ample cabinetry, a large island bench with breakfast bar, stainless steel appliances, a dishwasher and walk-in pantry. Sliding doors connect

3 2 2

FOR SALE
\$780,000 - \$820,000

VIEW
By Appointment

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Interested parties must rely solely on their own enquiries.

LJ Hooker

the living area to the covered alfresco, making indoor and outdoor entertaining easy.

Outside, the covered entertaining area overlooks a generous, fully fenced backyard with plenty of room for children and pets to enjoy. Gated side access adds further convenience, while the double garage provides secure parking and internal access to the home.

Key features we love:

- Heating and Cooling
- Solar System
- Three well-sized bedrooms
- Main bedroom with walk-in robe and ensuite
- Built-in wardrobes to bedrooms two and three
- Separate front lounge or versatile home office
- Spacious open-plan living and dining area
- Modern kitchen with island bench and breakfast bar
- Stainless steel appliances and dishwasher
- Walk-in pantry
- Family bathroom with freestanding bath and separate shower
- Separate toilet
- Covered outdoor entertaining area
- Generous, fully fenced backyard
- Gated side access
- Double garage with roller door and internal access
- Dedicated laundry with external access
- Rainwater tank

Specifications:

CT / 6223/70

Council / City of Playford

Built / 2021 (approx.)

Land / 581 sqm (approx.)

Easements / Nil

Estimated rental assessment / \$630-\$650 per week

Please Note: This home is currently tenanted at \$620 per week until February 2027

Ideally positioned for convenient family living, the home is within easy reach of Angle Vale Village Shopping Centre, offering a Drakes supermarket and a variety of specialty stores and everyday services. Families will also appreciate access to Angle Vale Primary School, Riverbanks College B-12, local parks and the Angle Vale Community Sports Centre. Nearby arterial roads and the Northern Expressway provide convenient connections to surrounding suburbs and greater Adelaide.

Offering modern comfort, flexible living and plenty of outdoor space, this inviting home is ready for its next chapter. Contact Andrew Rose today for further information or to arrange your inspection.

To make an offer, visit the link below:

<https://www.cognitofirms.com/LJHookerCraigmore/LetterOfOfferToPurchaseResidentialLand>

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 purchasers should make their own enquiries to verify the information contained in this document.

RLA155355

MORE DETAILS

Property ID 6934FDC
Property Type House
Land Area 584 m2

Andrew Rose 0421 988 597

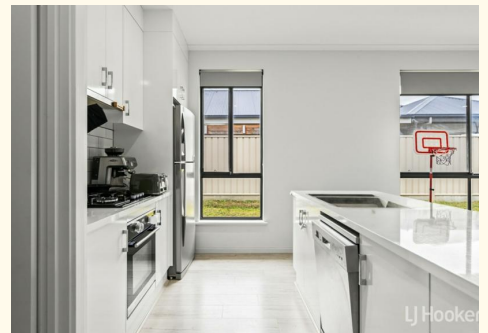
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RWT

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INTERNAL - 168.5 SQM
EXTERNAL - 13.0 SQM
TOTAL - 181.5 SQM

Please Note: Every care has been taken to verify the correctness of the areas and details used in this leaflet. No warranty or representation is given or made as to the correctness of the information supplied and neither the owners, illustrators nor the Agent accept responsibility for errors or omissions. The sketch is for illustration purposes only and intending purchasers should satisfy themselves independently regarding sizes, layout and location of the property. Please check with local council that all structures are approved by council.

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