

Angle Vale, 14 Giovanni Drive

Modern Luxury

Welcome to your dream home in the highly sought-after suburb of Angle Vale! This near-new 2024-built residence offers all the modern requirements and contemporary elegance.

Step inside and be greeted by a grand, wide entrance hallway, setting the tone for the stylish and spacious interiors that follow. This stunning home boasts four spacious bedrooms, two stylish bathrooms, and a versatile open-plan layout that seamlessly connects the kitchen, dining, and living areas.

The state-of-the-art kitchen is equipped with premium appliances, sleek cabinetry, and ample bench space-perfect for home chefs and entertainers alike.

Built with energy efficiency in mind, this home features high-quality insulation, solar panels and battery ensuring year-round comfort while keeping utility costs low. The low-maintenance landscaping means more time to relax and enjoy your new space.



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.

SOLD



For Sale
\$820,000 - \$840,000

View
ljhooker.com.au/1VB2G54

Contact
Maigen Norman
0418 557 597
maigenn@ljhsales.com.au

LJ Hooker Gawler | Barossa
(08) 8522 3311

Located in the thriving community of Angle Vale, you'll love the convenience of being close to parks, schools, shopping, and dining options-all while enjoying the peace and quiet of a family-friendly neighbourhood.

Features:

- * Grand master bedroom with large walk-in robe, ensuite with double vanity, floor-to-ceiling tiles and stone benchtops.
- * Bedroom 2 with walk-in robe.
- * Bedrooms 3 and 4 with built-in robes.
- * The kitchen has an island breakfast bar, stone benchtops, 900mm gas cooktop and rangehood, ample cabinetry, large walk-in pantry with upgraded shelving.
- * Main bathroom with floor-to-ceiling tiles and stone benchtops.
- * Study nook/office space.
- * Second living/theatre room.
- * Spacious open-plan living area with dual sliding doors that connect to the outdoor area.
- * Large alfresco area with outdoor kitchen provisions - gas point, hot/cold outlets and drain.
- * Double automatic garage with internal access.
- * 2.7m high ceilings.
- * Plenty of storage and linen space.
- * Motorised block-out blinds to all bedrooms and home theatre/ 2nd living.
- * Reverse cycle ducted air conditioning with room zoning.
- * Security savvy with 4x 4k CCTV camera and DVR recorder.
- * 3-phase power and smart switches to all external lights.
- * Highly efficient 11kW Solar system with battery and backup.
- * Fully irrigated watering system to both front and rear yards.
- * Easy access to the Northern Expressway.

For further information please contact Maigen Norman on 0418 557 597.

CT/ 6263/593

Year Built / 2024

Land Size/ 480m2 (approx.)

Internal Living / 238m2 (approx.)

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



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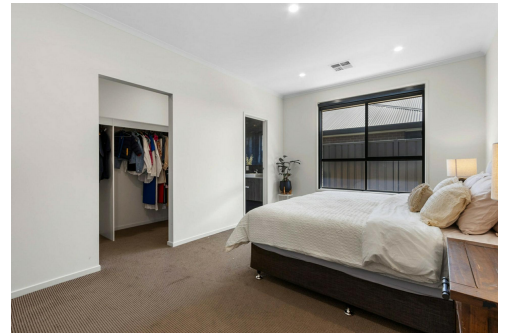
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More About this Property

Property ID	1VB2G54
Property Type	House
House Size	238 m2
Land Area	480 m2
Including	Study Air Conditioning Ducted Cooling Ducted Heating Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Secure Parking Solar Panels

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14 Giovanni Drive,
ANGLEVALE



Living:	194.10SQ.M
Porch:	4.50SQ.M
Garage:	31.50SQ.M
Alfresco:	24.20SQ.M
TOTAL:	254.30SQ.M

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