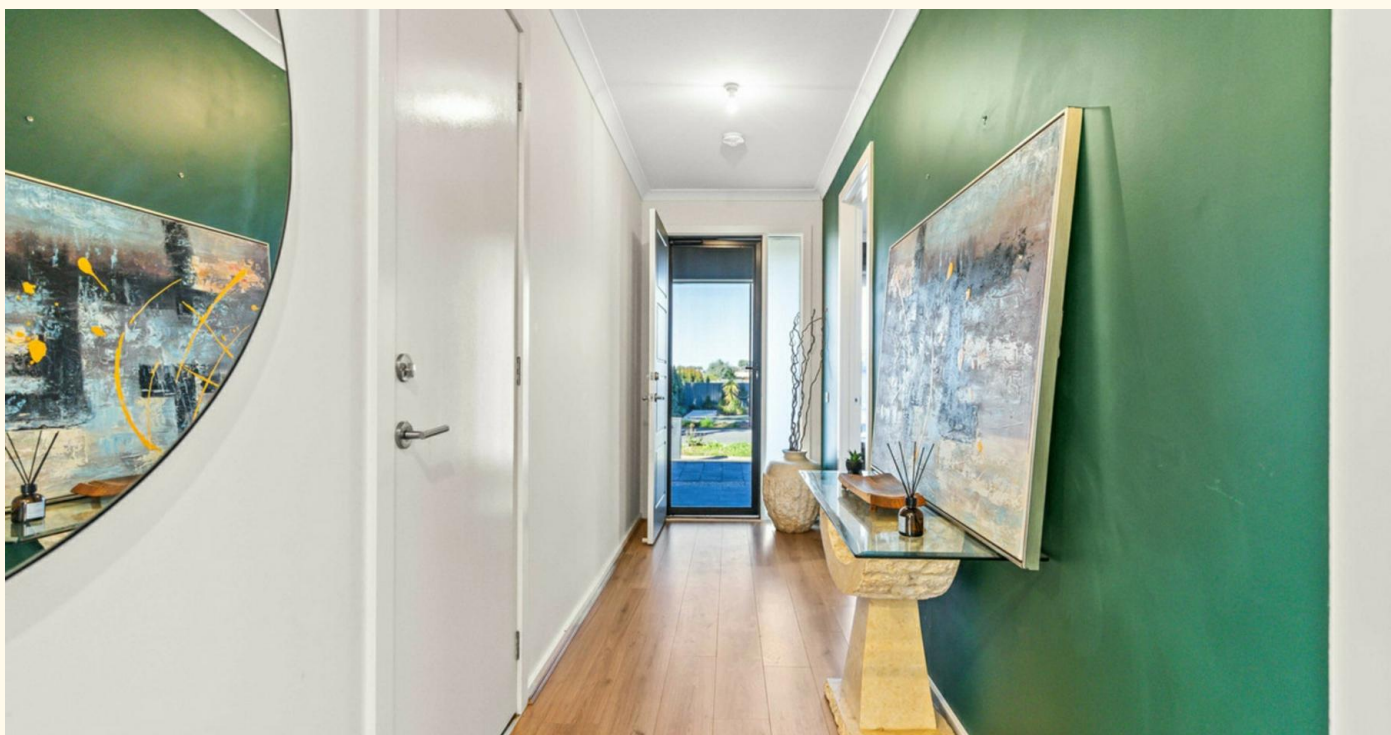


15 Harris Road, Angle Vale

Stylish Family Living with Space to Enjoy

James Frencken of LJ Hooker Craigmore | Elizabeth | Salisbury proudly presents this impressive four-bedroom home, offering the perfect balance of style, comfort and practicality on a generous corner allotment in the highly sought-after suburb of Angle Vale.

From the moment you arrive, the home makes a lasting first impression with its attractive street presence and well-designed layout. Inside, the spacious floorplan has been created with everyday living in mind, offering generous proportions, quality finishes and an effortless flow between indoor and outdoor living.

The master bedroom is positioned privately at the front of the home and features a walk-in robe and ensuite, while the remaining three bedrooms are all well-sized and include built-in robes, making the home perfectly suited to growing families.

Sure to become the centrepiece of the home, the beautifully appointed kitchen overlooks the open-plan living and dining area, creating a welcoming space where family and friends can come together. Complete with a large island bench, walk-in pantry, gas cooktop, dishwasher and quality stainless steel appliances, it offers

4 2 2

FOR SALE

Please Call

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Interested parties must rely solely on their own enquiries.



plenty of bench space and storage while combining style with everyday practicality.

Glass sliding doors extend the living area outdoors to the undercover alfresco, creating the ideal place to entertain or simply relax while overlooking the spacious backyard. Positioned on a generous 594sqm (approx.) corner allotment, the home also offers valuable side access, providing additional space and flexibility that is becoming increasingly difficult to find.

Completing the home is a stylish main bathroom with a separate toilet, a well-appointed laundry with external access and a secure double garage with internal access. Enjoy year-round comfort with ducted reverse-cycle air conditioning servicing the entire home, while the solar system helps keep ongoing power costs down, making everyday living even more affordable.

Whether you're looking for your next family home or planning ahead, this is an outstanding opportunity to secure a quality property in one of Adelaide's fastest-growing communities. The home is currently on a fixed lease at until October 2026, providing an immediate return while offering future flexibility.

Features you'll love:

- Four generous bedrooms
- Master bedroom with walk-in robe and ensuite
- Built-in robes to bedrooms two, three and four
- Spacious open-plan living and dining
- Stylish kitchen with large island bench
- Walk-in pantry
- Gas cooktop
- Dishwasher
- Quality stainless steel appliances
- Ducted reverse-cycle air conditioning
- Solar system
- Undercover alfresco entertaining area
- Secure double garage with internal access
- Corner allotment with valuable side access
- 594sqm allotment (approx.)
- Built in 2024

Specifications:

- CT / TBA
- Council / Playford
- Built / 2024
- Land / 594sqm (approx.)
- Easements / TBA
- Rental Estimate / TBA

Angle Vale continues to be a popular choice for families, offering the perfect balance of space and convenience. Enjoy easy access to local shopping, parks, walking trails and quality schools, including Angle Vale Primary School, Riverbanks College B-12 and Trinity College Gawler River. With the Northern Expressway just moments away, commuting to the Adelaide CBD is simple while still enjoying the relaxed lifestyle the suburb is known for.

Contact James Frencken today on 0476 871 921 to secure this fantastic opportunity.

To make an offer, visit the link below:

<https://www.cognitoforms.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	691CFDC
Property Type	House
Land Area	594 m2
Including	Air Conditioning
	Dishwasher
	Built-in-Robes
	Secure Parking
	Solar Panels

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15 Harris Road, Angle Vale



INTERNAL - 133.2 SQM
EXTERNAL - 46.6 SQM
TOTAL - 179.8 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, illustrator 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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