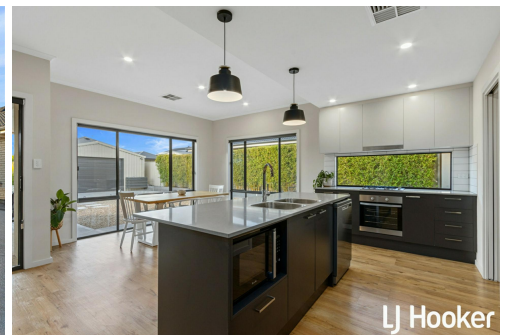




Angle Vale, 17 Ashwin Street

Modern Elegance

This high quality home boasts a luxurious design with two living spaces allowing for a spacious & comfortable lifestyle. With drive through shed access, incredibly well maintained gardening alongside fantastic outdoor entertainment potential, this home consists of extensive highly sought after property features. Positioned on a quiet street in the esteemed Woodbridge Estate in Angle Vale, this 3 bedroom 2 bathroom home allows for easy access to an array of local amenities as well as effortless transit to & from the Adelaide CBD.

Property Features:

- * Commodious master bedroom with spaciously sized ensuite & walk-in robe.
- * Bedroom 2 & 3 generously sized with built-in robes.
- * Modern 3 way main bathroom.
- * Double garage with automatic roller doors & drive through convenience for large vehicles.



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.

3 2 2

For Sale
Contact Matthew Nudo

View
ljhooker.com.au/1UYKG54

Contact
Matthew Nudo
0497 804 034
matthewn@ljhsales.com.au

LJ Hooker Gawler | Barossa
(08) 8522 3311

- * Kitchen boasting high quality surface materials alongside a butlers pantry.
- * Internal garage access from butlers pantry
- * Fluent open floor plan offering a luxurious combination of the living, kitchen & dining room.
- * Warm & cozy lounge room with double sliding doors to the front of the property.
- * Lounge room boasts the possibility of a 4th bedroom.
- * Elegant alfresco space with outdoor entertainment potential.
- * Incredible backyard space with esteemed gardening condition.
- * Sizeable powered shed with manual roller door capable of storing 2 vehicles.
- * Reverse cycle heating & cooling allowing for comfortable living.
- * Remote ceiling fans in master bedroom as well as bedroom 2 & 3.
- * High quality window treatments & downlights throughout.
- * Quiet street positioning in the esteemed Woodbridge Estate.
- * Within 5 minutes of Trinity College Gawler River as well as Angle Vale Shopping Centre.
- * Easy access to Northern Expressway making a trip to the Adelaide CBD only 35 minutes.
- * A short 15 minute drive to Gawler & 30 minutes from Barossa Valley.

If you are interested in this beautiful property, please contact Matthew Nudo on 0497 804 034.

Offers will be closing on Monday the 2nd of September at 10:00am unless sold prior (USP).

CT/ 6194/385

Land size / 702m2 (approx)

Internal Living / 193m2 (approx.)

Year Built / 2018

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 either of our two LJ Hooker Property Specialists Real Estate offices for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA 305453



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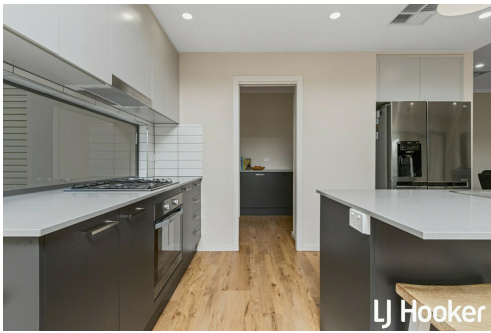
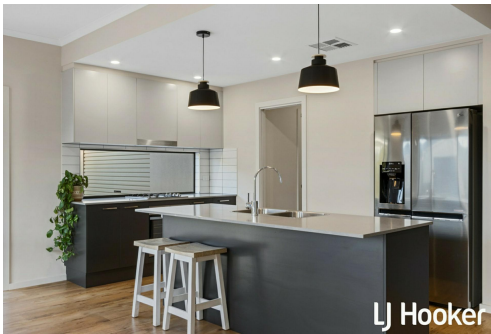
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More About this Property

Property ID	1UYKG54
Property Type	House
House Size	193 m²
Land Area	702 m²
Including	Air Conditioning Ducted Cooling Ducted Heating Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Secure Parking Fully Fenced Remote Garage

Matthew Nudo 0497 804 034
Sales Specialist | matthewn@ljhsales.com.au

LJ Hooker Gawler | Barossa (08) 8522 3311
26 Adelaide Road, GAWLER SA 5118
gawlerbarossa.ljhooker.com.au | gawler@ljhsupport.com.au



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17 Ashwin Street,
ANGLE VALE

SHED
6.00 x 8.00



Living:	159.13SQ.M
Porch:	4.76SQ.M
Garage:	37.94SQ.M
Alfresco:	24.27SQ.M
TOTAL:	226.10SQ.M

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