



Angle Vale, 18 Giovanni Drive

Smart Investment, Ideal First Home!

If you've been searching for a low-maintenance and modern home, then stop the search! Originally constructed in 2023, this modern home is ideal for those looking to enter the property market in a sought-after location.

It also presents a fantastic opportunity for downsizers with a flat, low-maintenance block and local amenities just moments away or for the savvy investor seeking a hassle-free addition to their portfolio.

Features you'll love:

- * Three generous bedrooms all with ceiling fans
- * Master with walk-in robe, ensuite and automatic roller shutters
- * Modern spacious bathroom with free-standing bath
- * Ducted zoned reverse cycle heating and cooling throughout, ideal for year-round comfort
- * Easy-care floorboards throughout the home



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.



For Sale
Please Call

View
ljhooker.com.au/2BWMGJU

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**LJ Hooker Greenwith | Golden Grove
| Mawson Lakes | Modbury
(08) 8289 6660**

- * Stylish kitchen with island counter, double sink, gas-cooktop, electric oven and pantry
- * Generous storage throughout with additional hallway linen press
- * Undercover entertainment area the ideal spot for the family BBQ with sufficient lawn for the family pet
- *Single garage with automatic roller door and internal access

Conveniently located just moments from local shops, public transport, schools, and sporting clubs and only a short distance to major retailers at Munno Para Shopping City and Elizabeth City Centre. Add to the mix the proximity to the Northern Connector which allows for an easy commute into the Adelaide CBD!

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 208516

More About this Property

Property ID	2BWMGJU
Property Type	House
House Size	126 m2
Land Area	320 m2
Including	Air Conditioning Ducted Cooling Ducted Heating Dishwasher Floorboards Built-in-Robes Secure Parking Fully Fenced Remote Garage

Ryan Graham 0400 912 287

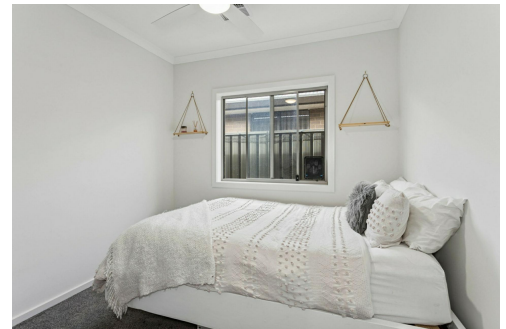
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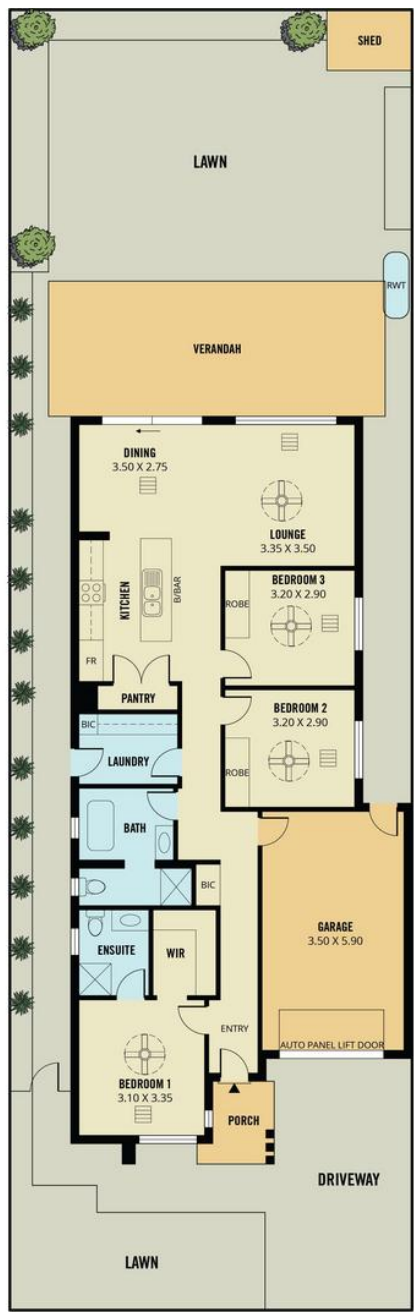
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GIOVANNI DRIVE

SITE PLAN
(NOT TO SCALE)

Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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