



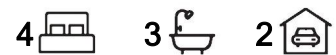
## Angle Vale, 19 Broster Road

### Stunning Two-Story Property on Broster Road

Team Rose proudly presents this exceptional property at 19 Broster Rd, Angle Vale. This rare find boasts a spacious four bedroom, three bathroom residence, perfectly combining luxury, comfort, and entertainment.

Upon entry, you'll be greeted by an expansive car parking area, including side access to the backyard and a double garage, all situated adjacent to a tranquil reserve. Inside, expansive living areas offer ample space, with dedicated living and family rooms on the main level, while the split-story design ensures privacy for the upper-level bedrooms. The modern kitchen, equipped with quality appliances, abundant counter space, and generous storage, makes meal preparation effortless.

The main level offers a welcoming open-plan living and dining space, ideal for family gatherings. Down the hallway, the spacious kitchen will delight home chefs with its ample cupboard space and seamless flow into the dining area.



**For Sale**  
UNDER CONTRACT BY ANDREW ROSE

**View**  
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**LJ Hooker Craigmore | Elizabeth |  
Salisbury**  
**(08) 8255 9555**

**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.

Heading upstairs, you'll find three spacious bedrooms, each featuring ceiling fans and built-in robes. The master suite includes a walk-in robe, ensuite, and a private balcony with views of the Broster Rd Reserve.

Features Include:

- In-floor heating
- Combustion heater
- Year built: 2006
- Solar system 6.6kw
- Heating and cooling throughout
- Ceiling fans in all bedrooms
- Set on a spacious 1802sqm (approx.) block

The outdoor space is your private oasis, complete with a beautifully designed entertainment area featuring decking, lighting, and outdoor blinds-perfect for the weekend barbecues. The property also includes a stunning pool area and a large double roller-door shed/garage for all your storage needs.

Located in the heart of Angle Vale, this home is just 400 metres from the renowned Trinity College Gawler River campus and five minutes from the Angle Vale Shopping Village, offering every convenience.

Don't miss this rare opportunity to own a truly exceptional property,

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 About this Property

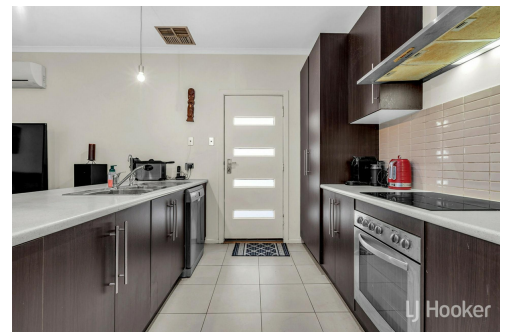
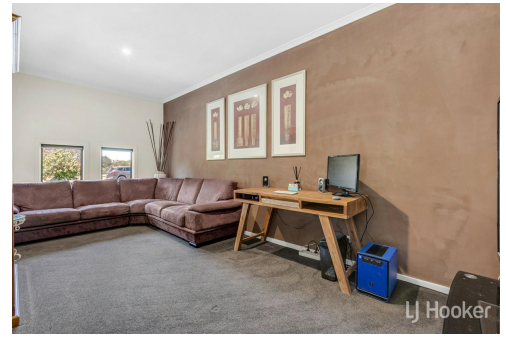
<b>Property ID</b>	66CEFDC
<b>Property Type</b>	House
<b>House Size</b>	271 m <sup>2</sup>
<b>Land Area</b>	1802 m <sup>2</sup>
<b>Including</b>	Balcony Dishwasher

**Andrew Rose 0421 988 597**

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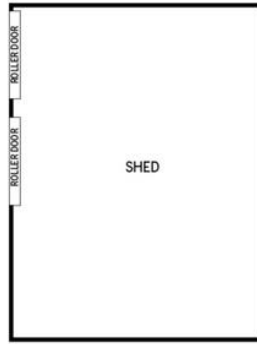


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NOT IN POSITION



NOT IN POSITION



GROUND FLOOR



FIRST FLOOR

## 19 Broster Road, Angle Vale

DISCLAIMER: Floorplan and area calculation are approximate and for illustration purposes only.  
Produced by **Property Portraits**

Interior	241m <sup>2</sup>	<b>483m<sup>2</sup></b> <b>TOTAL</b>
Shed	63m <sup>2</sup>	
Verandah	126m <sup>2</sup>	
Balcony	11m <sup>2</sup>	
Porch	06m <sup>2</sup>	
Garage	36m <sup>2</sup>	



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