



27 Audrey Avenue, Angle Vale

Modern Luxury, Impeccable Presentation & Exceptional Family Living

Nestled in a sought-after pocket of Angle Vale, this beautifully presented 2023-built home delivers the perfect blend of modern style, spacious living and effortless practicality. Set on a 489sqm allotment (approx.) with an impressive 181sqm of internal living (approx.), the home has been impeccably maintained throughout and is ready for its next owners to simply move in and enjoy. Whether you're a growing family, professional couple or investor seeking a quality addition to your portfolio, this is a home that effortlessly combines comfort with contemporary appeal.

Designed with everyday living in mind, the heart of the home is its incredibly spacious open-plan kitchen, family and living area, where a striking pitched ceiling creates a wonderful sense of openness and natural light. Flowing seamlessly to the undercover alfresco, the home is perfectly suited to entertaining year-round, while the versatile fourth bedroom currently utilised as a second lounge, provides valuable flexibility to adapt the space to suit your lifestyle.

Property Features:

4 2 2

FOR SALE
\$849,000 - \$899,000

VIEW
Sat 24th Oct @ 10:00AM - 10:30AM

AGENTS
Matthew Nudo
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AGENCY
LJ Hooker Property Specialists Gawler |
Barossa
(08) 8522 3311

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.

LJ Hooker

- Four-bedroom floorplan with a versatile fourth bedroom or second lounge.
- Master bedroom featuring a walk-in robe and private ensuite.
- Built-in robes to bedrooms two and three.
- Spacious open-plan kitchen, family and living area.
- Unique pitched ceiling creating a light-filled and expansive living space.
- Modern kitchen with a generous walk-in pantry.
- Two well-appointed bathrooms.
- Reverse-cycle heating and cooling for year-round comfort.
- Double garage with automatic roller door.
- Fantastic undercover alfresco, ideal for entertaining.
- Generous backyard space designed for convenience & low maintenance.
- Rear tool shed providing additional storage.
- 10KW solar system (approx.).
- Impeccably presented and exceptionally well maintained throughout.
- 181sqm of internal living (approx.)
- 489sqm allotment (approx.)
- Built in 2023.
- Move-in ready with modern & high quality finishes throughout.
- Outstanding opportunity for owner-occupiers and investors alike.

Conveniently positioned within the thriving and highly desirable suburb of Angle Vale, the home enjoys easy access to quality schools, local shopping, cafés, sporting facilities and picturesque reserves, while remaining well connected to the Northern Expressway for a convenient commute towards Adelaide and surrounding suburbs.

Whether you're searching for a modern family home with room to grow, a low-maintenance lifestyle without compromising on space, or a quality investment in one of Adelaide's fastest-growing suburbs, 27 Audrey Avenue, Angle Vale presents an exceptional opportunity that's ready to impress from the moment you arrive.

For further information or to register your interest, please contact Matthew Nudo on 0497 804 034 today.

CT / 6282/82

Land Size / 489sqm (approx.)

Internal Living / 181sqm (approx.)

Year Built / 2023

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MORE DETAILS

Property ID	1WARG54
Property Type	House
House Size	181 m2
Land Area	489 m2
Including	Ensuite
	Air Conditioning
	Ducted Cooling
	Ducted Heating
	Dishwasher
	Outdoor Entertaining
	Floorboards
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage
	Solar Panels

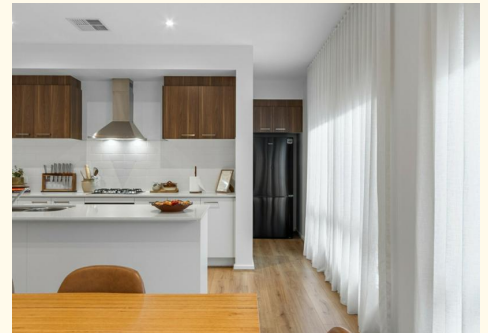
Matthew Nudo 0497 804 034

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27 Audrey Avenue,
ANGLE VALE



Living:	173.83SQ.M
Porch:	5.62SQ.M
Garage:	36.11SQ.M
Alfresco:	30.37SQ.M
TOTAL:	245.94SQ.M

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