

## Angle Vale, 29 Sam Circuit

### Modern Living



Welcome to your dream home in the heart of Angle Vale! This stunning 2021-built residence offers a seamless blend of contemporary design and functional living, nestled within the vibrant new estate of Miravale.

Discover life in one of Angle Vale's most sought-after neighbourhoods, where this meticulously crafted home awaits. Designed for those who value quality and sophistication, this property boasts modern elegance and features tailored for family-friendly living.

#### Features you will love

- \* Master bedroom offering an ensuite and a generous sized walk-in robe
- \* Bedrooms 2, 3 and 4 are positioned away from the master, each with built-in robes
- \* Elegant floorboards flow throughout the main living areas, adding warmth and style
- \* Formal Lounge Room, perfect for family gatherings or as a home theatre
- \* Study Nook conveniently located outside bedroom 2, and 4, ideal for a home office or



**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**  
\$689,000 - \$729,000

**View**  
[ljhooker.com.au/2AMTGJU](http://ljhooker.com.au/2AMTGJU)

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study area

\* Ducted Reverse Cycle Heating and Cooling to maintain the perfect temperature in every season

\* Spacious Rear Yard which allows plenty of room for children and animals to play

\* Automatic double roller door with internal access

This property is currently tenanted on a fixed lease until 6/6/25 at \$585 per week

Discover the ultimate in convenient living with this prime property, perfectly situated within walking distance to the Angle Vale Shopping Centre, Sneakys fine dining restaurant, and an array of local shops. Enjoy effortless access to all your daily needs, from groceries to gourmet dining and cozy cafes. Experience a lifestyle where everything you need is within reach, making day-to-day living a breeze.

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 208516

## More About this Property

<b>Property ID</b>	2AMTGJU
<b>Property Type</b>	House
<b>House Size</b>	182 m <sup>2</sup>
<b>Land Area</b>	400 m <sup>2</sup>
<b>Including</b>	Ensuite Air Conditioning Toilets (2) Dishwasher Built-in-Robes Secure Parking Remote Garage

**Craig Ricciuto 0417 806 329**

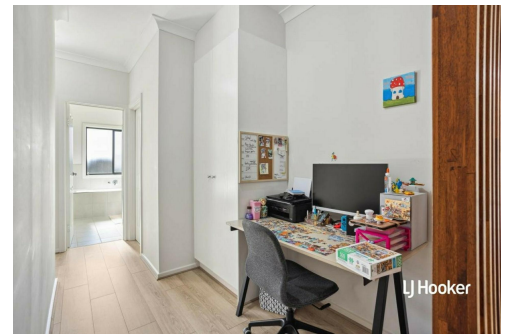
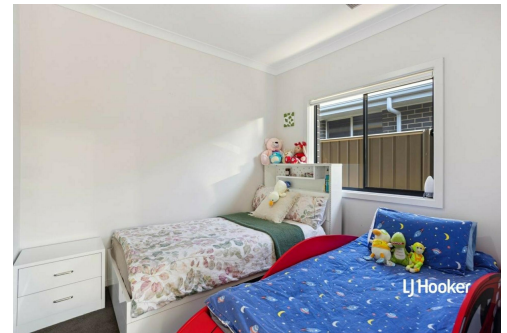
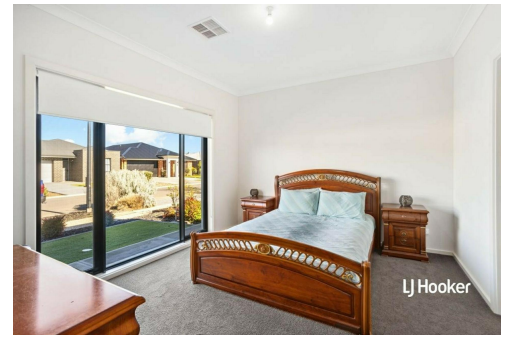
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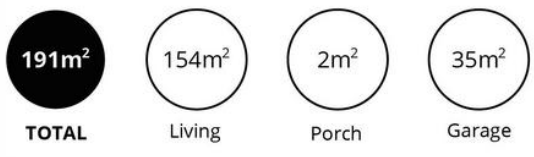
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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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