



Angle Vale, 35 Campiana Street

New Beginnings Start Here

Tucked away in the sought-after Miravale Estate, this stunning 2024-built home is less than a year old and perfectly blends modern style with practical family living. From the moment you step inside, the 2.7m ceilings create a real sense of space, giving the whole home a light and open feel. Designed with families in mind, there's room for everyone to spread out and enjoy. Featuring a dedicated home theatre, an open plan living and meals area, a separate teenager's retreat and even a quiet study nook tucked away from the hustle and bustle. It's a home where style meets everyday comfort.

And then there's the kitchen, it really is the heart of the home and the ultimate showstopper! With stunning Caesarstone benchtops, stylish pendant lighting and soft-close draws and cupboards, it's packed with so much detail. The integrated dishwasher keeps everything looking seamless and the hidden butler's pantry complete with its own fridge cavity, is a dream for keeping things tidy and tucked away. Gas cooking, electric oven and a 900mm wide oven means you're set for everything from weeknight dinners to

4 2 2

For Sale
\$799,000 - \$839,000

View
Sat 19th Jul @ 10:30AM - 11:00AM

Contact
Donna Staines
0456 844 103
donnas@ljhsales.com.au



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.

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entertaining a crowd. With loads of bench space, this is a kitchen built for connection, conversation and great food.

Features You'll Love

- * Four spacious bedrooms, including a luxurious master with walk-in robe and private ensuite
- * The three additional positioned at the rear with their own private retreat, ideal for kids or teens
- * Light-filled open plan kitchen, living and dining area- perfect for family living and entertaining
- * Separate study nook tucked away for peace and productivity
- * Stylish and functional laundry with ample storage, bench space, and cabinetry
- * Soaring 2.7m ceilings with LED downlights throughout, enhancing space and light
- * Easy-care, low-maintenance flooring for modern living

Ready to impress, this stunning home has had all the hard work done on the inside, now it's your turn to add the finishing touch! Think of the landscaping as your blank canvas - whether you dream of lush green lawns, a veggie patch or the ultimate outdoor entertaining space, the choice is yours. It's the perfect opportunity to make the outside as personal as the life you'll create inside.

Don't miss this opportunity - this one won't last long!

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 | 2C1WGJU |
| Property Type | House |
| House Size | 225 m2 |
| Land Area | 496 m2 |

Donna Staines 0456 844 103

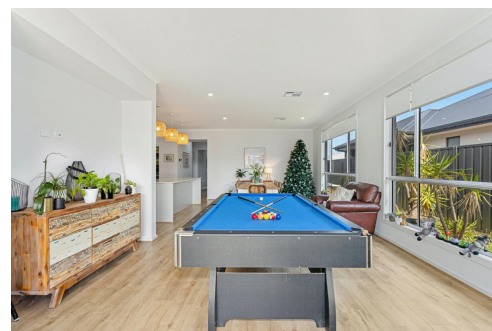
Sales Specialist | donnas@ljhsales.com.au

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

North East, Shop 2, 1007 North East Road, RIDGEHAVEN SA 5097
greenwithgoldengrove.ljhooker.com.au | info@ljhsupport.com.au



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CAMPIANA STREET

**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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