






35 Campiana Street, Angle Vale

A Fresh Chapter Awaits

Set within the highly desirable Miravale Estate, this beautifully finished 2024-built home delivers the perfect blend of contemporary design with family-focused in mind. From the moment you step inside, the impressive 2.7-metre ceilings immediately enhance the sense of space, filling the home with natural light and an open atmosphere. Thoughtfully designed for modern family life, the layout offers multiple areas for relaxation, work and entertainment. Enjoy a dedicated home theatre, expansive open-plan living and dining, a private retreat ideal for teenagers and a conveniently positioned study nook quietly tucked away from the main living areas. This home effortlessly balances everyday comfort with refined style.

At the centre of it all features the kitchen both striking and highly practical. Finished with elegant Caesarstone benchtops, eye-catching pendant lighting and soft-close cabinetry, every detail has been carefully considered. The integrated dishwasher ensures a sleek, seamless look, while the cleverly concealed butler's pantry complete with a dedicated fridge space keeps appliances out of sight. Featuring gas cooking, an electric oven and a generous 900mm oven, this kitchen is perfectly equipped for everything from family meals to hosting guests. With abundant bench space, it's a place designed for gathering, sharing and creating lasting memories.

4  2  2 

FOR SALE
\$799,000 - \$839,000

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

Features to Appreciate

- Four generously sized bedrooms, including a stylish master suite with walk-in robe and a private ensuite
- Three additional bedrooms positioned to the rear, serviced by their own retreat ideal for children or teenagers
- Reverse cycle heating and cooling for year-round comfort
- Sun-filled open-plan kitchen, living, and dining area designed for effortless entertaining
- Quiet study nook offering a peaceful space for work or study
- Modern, well-appointed laundry with ample cabinetry, storage, and bench space
- 2.7m ceilings complemented by LED downlights throughout, enhancing light and openness
- Low-maintenance flooring throughout, perfect for busy modern lifestyles
- Automatic panel lift roller door

Flowing effortlessly from the main living area, the outdoor entertaining is positioned under the main roof and complete with an alfresco ceiling fan, making it comfortable and inviting in every season. Stacker doors open directly from the lounge room, creating a seamless transition between indoor and outdoor living and allowing the space to be enjoyed as one. Freshly laid lawn provides a vibrant, low-maintenance backdrop and the perfect area for kids, pets, or relaxed gatherings with family and friends. Whether you're hosting summer barbecues or enjoying cosy evenings outdoors, this versatile entertaining zone is designed to be enjoyed all year round.

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 DETAILS

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

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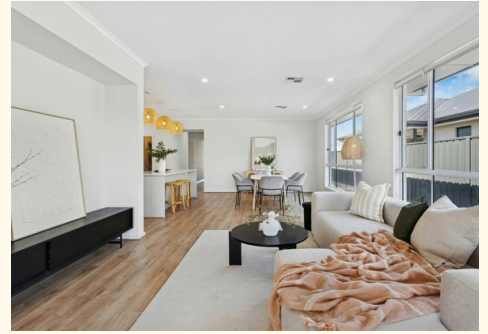
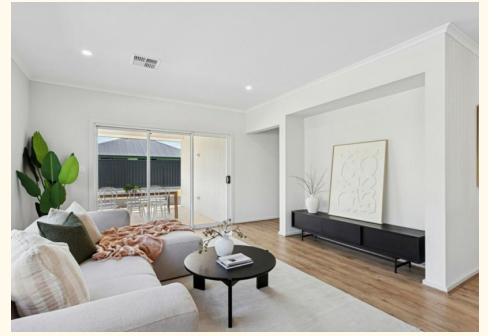
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CAMPIANA STREET

**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.

Produced by **The Fotobase Group**

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