



5 Arabella Court, Angle Vale

Exceptional Family Living on a Spacious 2,016sqm Allotment!

Offers closing 8th of June 2026 Unless Sold Prior (USP)

Positioned within a peaceful and highly desirable pocket of Angle Vale, this impressive family residence offers the perfect lifestyle opportunity for those seeking space, comfort and versatility. Set on an expansive 2,016sqm (approx.) allotment, this well maintained home provides an abundance of indoor and outdoor living, ideal for growing families, entertainers or those needing additional room for vehicles, trailers, caravans or hobbies.

Built in 2011 and thoughtfully designed with functionality in mind, the home showcases multiple living spaces, generous proportions throughout and outstanding outdoor features including side access and a large shed. Combining peaceful semi-rural living with modern convenience, this is a property that truly offers the complete lifestyle package.

Property Features:

- Spacious master bedroom complete with walk-in robe & private ensuite.
- Bedrooms 2, 3 & 4 generously sized, ideal for growing families.

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FOR SALE

Please Call

AGENTS

Matthew Nudo
0497 804 034
matthewn@ljhsales.com.au

Maigen Norman
0418 557 597
maigenn@ljhsales.com.au

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**

- Modern main bathroom centrally positioned within the home.
- Incredibly spacious lounge room with access to the outdoor entertaining space.
- Expansive open-plan kitchen & living area filled with natural light.
- Well-appointed kitchen offering extensive bench space, ample cabinetry & appliance options.
- Large laundry with external access.
- Sizeable undercover outdoor entertaining area perfect for year-round gatherings.
- Well maintained backyard with endless space for children & pets to enjoy.
- Large powered shed with solar, ideal for storage, workshop space, home gym, or additional vehicle accommodation.
- Side access gate allowing convenient drive-through access to the rear yard & shedding.
- Two carports with roller doors providing secure undercover parking.
- Parking space to the front of the home.
- Reverse cycle heating & cooling for year-round comfort.
- Ceiling fans spread throughout & built-in robes in bedrooms 3 & 4.
- Quality fixtures, fittings & window furnishings throughout.
- Shipping container & 3x rainwater tanks to the rear of the property.
- Peaceful and family-friendly location with plenty of space to enjoy.

Conveniently located close to local schools including Trinity College Gawler River, Angle Vale Shopping Centre, local parks and walking trails. Easy access to the Northern Expressway provides a smooth commute to Gawler, Elizabeth and Adelaide CBD whilst still enjoying the relaxed lifestyle Angle Vale is renowned for.

If you are interested in this fantastic lifestyle property, please contact Matthew Nudo on 0497 804 034 for any enquiries or to register your interest. Opportunities like this do not last long!

CT / 6075/34

Land Size / 2,016sqm (approx.)

Internal Living / 260sqm (approx.)

Year Built / 2011

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 343733

MORE DETAILS

Property ID 1W2RG54
Property Type House
House Size 260 m2
Land Area 2016 m2
Including Ensuite
Air Conditioning
Ducted Cooling
Ducted Heating
Dishwasher
Outdoor Entertaining
Built-in-Robes
Secure Parking
Fully Fenced
Solar Panels
Water Tank

Matthew Nudo 0497 804 034

Sales Specialist | matthewn@ljhsales.com.au

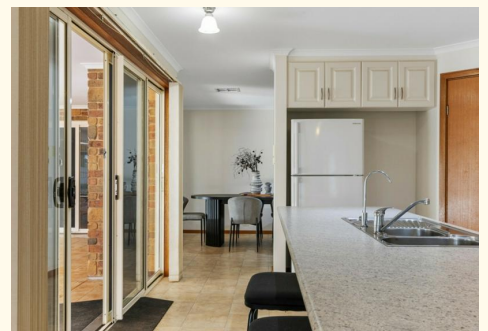
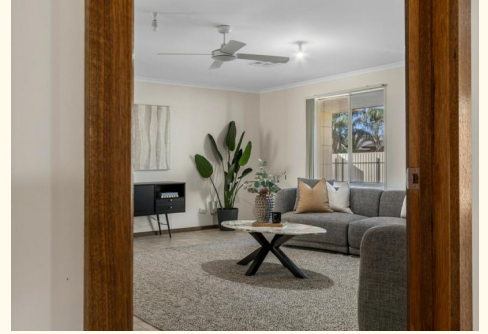
Maigen Norman 0418 557 597

Sales Specialist | maigenn@ljhsales.com.au

LJ Hooker Property Specialists Gawler | Barossa (08) 8522 3311

26 Adelaide Road, GAWLER SA 5118

gawlerbarossa.ljhooker.com.au | gawler@ljhsupport.com.au



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ANGLE VALE



Living:	188.77SQM
Carport:	39.44SQM
Verandah:	91.04SQM
Shed:	86.28SQM
TOTAL:	405.51SQ.M

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