



## Angle Vale, 5 Ian Lane

### Brand New Opportunity!

Newly built by Metro Homes, this glamorous property situated in Angle Vale's flourishing Burgundy Estate boasts a spacious floorplan with modern finishes throughout. Sitting on a sizeable 375m<sup>2</sup> (approx) allotment, this stunning home goes against modern day confinement offering a comfortable 187m<sup>2</sup> (approx) of living space. Being positioned in a quiet street, close to extensive local amenities & common travel routes, this incredible home is ready for you to mark a new beginning!

#### Property Features:

- \* Master bedroom with walk-in robe & ensuite.
- \* Bedrooms 2 & 3 generously sized with built-in robes.
- \* Spacious main bathroom.
- \* Study which boasts 4th bedroom potential.
- \* Kitchen with walk-in pantry & dishwasher provisions.



**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**  
\$699,000 - \$759,000

**View**  
[ljhooker.com.au/1VEBG54](http://ljhooker.com.au/1VEBG54)

**Contact**  
**Matthew Nudo**  
0497 804 034  
[matthewn@ljhsales.com.au](mailto:matthewn@ljhsales.com.au)

**LJ Hooker Gawler | Barossa**  
**(08) 8522 3311**

- \* Dining/family area offering an abundance of space.
- \* Laundry with external access.
- \* Freshly landscaped gardens requiring minimal upkeep.
- \* Double garage with automatic roller door.
- \* Zoned reverse cycle heating & cooling.
- \* High quality window treatments & surface materials throughout.
- \* Quiet street positioning.

Close to local amenities such as Angle Vale Preschool/ Primary School & Trinity College Gawler River as well as Angle Vale Shopping Centre. Under 15 Minutes from Gawler & Main North Road (approx.) Quick & easy access to the Northern Expressway & 35 minutes from the Adelaide CBD (approx.)

Best Offers by 2/6/25 at 10am (USP).

If you are interested in this fantastic opportunity, be sure to get in quick as this opportunity will not last long! Please contact Matthew Nudo on 0497 804 034 for all enquiries or to register your interest.

CT/ 6282/85

Land size / 375m2 (approx)

Internal Living / 187m2 (approx.)

Year Built / 2025

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



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## More About this Property

<b>Property ID</b>	1VEBG54
<b>Property Type</b>	House
<b>House Size</b>	187 m2
<b>Land Area</b>	375 m2
<b>Including</b>	Ensuite Study Air Conditioning Ducted Cooling Ducted Heating Built-in-Robes Secure Parking Fully Fenced Remote Garage

**Matthew Nudo 0497 804 034**  
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Living:	121.16SQ.M
Porch:	4.27SQ.M
Garage:	34.20SQ.M
Alfresco:	14.01SQ.M
<b>TOTAL:</b>	<b>173.64SQ.M</b>

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