



5 Peony Road, Angle Vale

Contemporary Living Made Easy

Built by Palumbo in 2025, this well presented three-bedroom home delivers the perfect balance of modern style, comfort and effortless living in the ever-growing and highly sought-after community of Angle Vale. Whether you're an investor seeking a smart addition to your portfolio, a downsizer looking for easy-care living or a first home buyer ready to take that exciting first step, this contemporary residence offers an outstanding opportunity in a thriving location.

Step inside to discover a thoughtfully designed open-plan living space centred around a stylish kitchen, complete with quality stainless-steel Euro appliances and a stainless-steel Mistral dishwasher. Stylish laminate flooring flows throughout the main living areas, creating a modern and welcoming ambience, while ducted heating and cooling ensure year-round comfort. Adding to the home's appeal is a 3kW (approx.) solar system, helping keep everyday living costs in check, plus an undercover alfresco area - perfect for relaxed entertaining, weekend barbecues or simply enjoying your morning coffee outdoors.

With its modern finishes, energy-conscious features and low-maintenance design, this home makes everyday living wonderfully easy. Situated close to the growing range of local amenities and everyday conveniences Angle Vale has to offer, this is an opportunity to secure a quality modern home in an area with exciting growth and

3 2 1

FOR SALE

Please Call

AGENTS

Carla Doecke
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AGENCY

LJ Hooker Property Specialists
(08) 8289 6660

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



lifestyle appeal.

Currently leased at \$600 per week until 9 April 2027, offering an appealing investment opportunity. Please note, the photographs were taken prior to the commencement of the current tenancy.

Features to note:

- 2025-built Palumbo home
- Three bedrooms, including a master with walk-in robe and ensuite, plus built-in robes to remaining bedrooms
- Stylish kitchen featuring stainless steel Euro appliances, including gas cooktop, electric oven, Mistral dishwasher, and ample storage
- Contemporary laminate flooring throughout the main living areas
- Reverse-cycle ducted heating and cooling for year-round comfort
- 3kW (approx.) solar system for improved energy efficiency
- Undercover alfresco entertaining area overlooking a low-maintenance rear yard
- Gas continuous-flow hot water system
- Currently tenanted until 9th April 2027 at \$600 per week, offering an attractive investment opportunity

For further information, please contact Carla Doecke on 0456 830 122.

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	2DW8GJU
Property Type	House
House Size	137 m2
Land Area	300 m2
Including	Ducted Cooling Ducted Heating Dishwasher Outdoor Entertaining

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