



63 Emerald Drive, Angle Vale

## Stylish & comfortable living at it's finest!

Welcome home to this beautifully crafted modern delight situated in Angle Vale's flourishing Emerald Estate. A true gem in such a sought after location, providing exceptional outdoor entertainment & living features alongside high end finishes throughout. Offering 2 living areas & in superb condition, there is no doubt this spacious & low maintenance opportunity will not last long!

### Property Features:

- Master bedroom with ensuite & walk-in robe.
- Bedroom 2, 3 & 4 generously sized with built-in robes.
- Modern main bathroom.
- Spacious lounge room with plantation shutters.
- Seamless & unrestrictive open kitchen, family & dining layout.
- Kitchen with walk-in pantry, extensive bench space & high end appliance options.
- Laundry offering garage access.
- Magnificent pitched roof verandah providing a wealth of outdoor living opportunities.
- Well looked after, low maintenance & spacious backyard.
- Double garage with automatic roller doors & rear door access.
- Reverse cycle heating & cooling.

4  2  2 

### FOR SALE

\$889,000 - \$949,000

### VIEW

Thu 9th Apr @ 5:30PM - 6:00PM

### AGENTS

Matthew Nudo  
0497 804 034  
matthewn@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**

- Ceiling fans in every bedroom.
- 1000L Rainwater tank (approx.)
- High quality window treatments & surface materials throughout.
- Highly desirable & peaceful street positioning.
- Corner allotment potentially with the opportunity for side access.

Close to local amenities such as Trinity College Gawler River, Angle Vale Pre / Primary School & Angle Vale Shopping Centre. Easy access to the Northern Expressway & a short distance from Main North Road. Conveniently 15 minutes (approx.) from the heart of gawler & 40 minutes (approx.) from Adelaide's CBD.

If you are interested in this amazing opportunity, please contact Matthew Nudo on 0497 804 034 for any enquiries or to register your interest.

CT/ 6268 / 730  
 Land size / 521m<sup>2</sup> (approx.)  
 Internal Living / 193m<sup>2</sup> (approx.)  
 Year Built / 2023

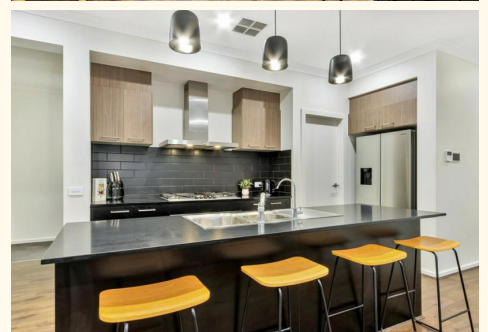
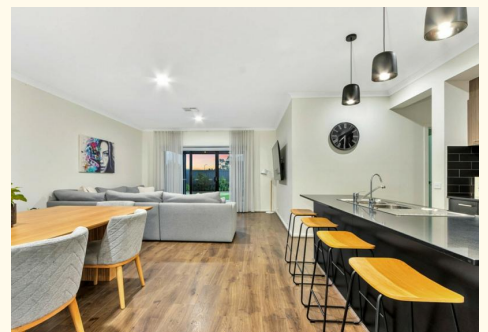
All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested 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	1VYAG54
Property Type	House
House Size	193 m <sup>2</sup>
Land Area	521 m <sup>2</sup>
Including	Ensuite Air Conditioning Ducted Cooling Ducted Heating Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Secure Parking Fully Fenced Remote Garage Water Tank

**Matthew Nudo 0497 804 034**  
 Sales Specialist | matthewn@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



63 Emerald Drive,  
**ANGLE VALE**



Living:	161.70SQ.M
Garage:	31.90SQ.M
Porch/Verandah:	60.60SQ.M
<b>TOTAL:</b>	<b>254.20SQ.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.