

Angle Vale, 63 Emerald Drive

Rare Gem on Emerald Drive!

Whether you're a growing family looking for your forever home, a savvy investor seeking a high growth opportunity or looking to downsize the garden space without sacrificing accommodation this property offers a lifestyle of ease, comfort, and endless possibilities.

Offering extra space, privacy, and curb appeal, this prime corner location is a rare find indeed.

This stunning four bedroom home is designed for the modern families who love to entertain and enjoy a relaxed lifestyle. Boasting a seamless blend of contemporary style and practical design, this home offers everything you need to create lasting memories with family and friends.

Stepping inside, you'll be greeted by a warm and inviting atmosphere, where natural light floods the open plan living spaces. The thoughtfully designed layout ensures a perfect

4 2 2

For Sale

\$840,000 - \$880,000

View

ljhooker.com.au/2CY5FDZ

Contact

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balance of privacy and togetherness, catering to both quiet moments and vibrant gatherings. Whether it's a peaceful morning coffee in the sunlit living area or hosting weekend bbq's in the impressive outdoor space, this home truly enhances everyday living.

The master bedroom features a walk in robe and well-appointed ensuite while also capturing ample natural light into the room. The three additional bedrooms each fitted with built-in robes, provide ample storage and space for children, guests, or even a home office setup.

The versatile second living area offers a flexible space that can be tailored to your lifestyle. Whether it's a dedicated home theatre, a kid's playroom, or a quiet retreat for reading and relaxation.

The open plan kitchen, dining and lounge area was designed for effortless entertaining, the heart of the home features a modern kitchen with sleek finishes, a generous island benchtop with dual sink, and a spacious walk in pantry to keep everything neatly tucked away. Friendly chats continue with the open plan design, ensuring everyone is still connected.

Sliding doors welcome you outside to an expansive, pitched roof pergola. Finished with varnished timber, creating a sense of warmth and elegance that perfectly extends your living space.

Fitted with automatic electric blinds, this area can be fully enclosed, allowing for year round enjoyment regardless of the weather. Furry family members and lawn loving kids will still be entertained with ample lawn space which can flow seamlessly during those warm days with the blinds up.

The landscaped front and rear yards are equipped with an irrigated sprinkler system, native low maintenance plants, ensuring a green and vibrant outdoor space with minimal effort.

Secure internal access from the double garage adds convenience, while additional off street parking caters to extra vehicles or guests.

What we love:

- Quality Metricon build
- 2.7m ceilings
- Huge pitched roof pergola fitted with electric blinds
- Corner block with elegant curb appeal
- 4 good sized bedrooms
- 2 separate living areas
- Sleek kitchen with stainless steel appliances
- Family bathroom featuring separate tub and shower
- Remote double garage with internal access
- Generous 4,000L rainwater tank

Located in a sought after neighbourhood, this home is just moments away from top rated schools, including Trinity College, making school drop off and pick up a breeze.

Nearby parks and playgrounds provide the perfect setting for outdoor adventures with the kids, while local shops and cafes offer everything you need just a short drive away. With



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easy access to major transport links, commuting to the city or surrounding areas is stress free.

You can never be too late to enquire but you can be too late to inspect! Contact Luke Mitchell today to learn more!

Purchasing this property as an investment? Talk with Kirsty Clark from our PM team and see why our Property Management department is #1 amongst all the LJ Hooker offices Worldwide.

** 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 advice.

Should this property be scheduled for auction, the Vendor's Statement (Form 1) will be available at the LJ Hooker St Peters office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.

RLA 61345 RLA 282965 RLA 231015

More About this Property

Property ID	2CY5FDZ
Property Type	House
House Size	266 m²
Land Area	521 m²

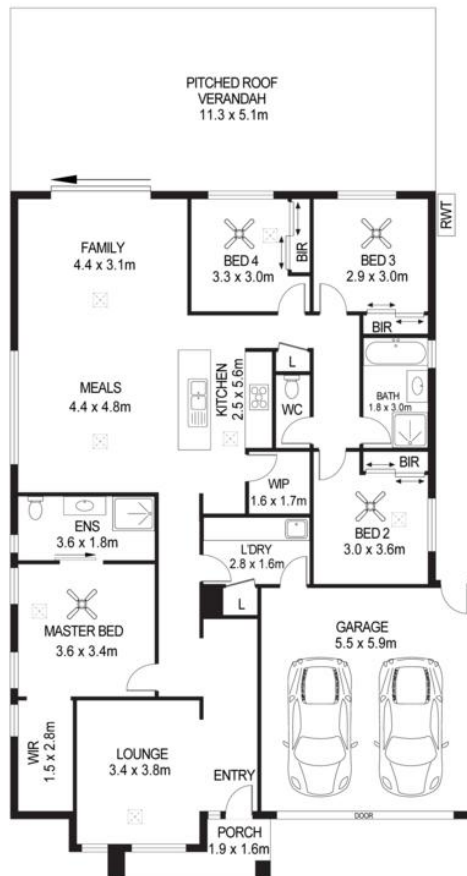
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63 EMERALD DRIVE, ANGLE VALE

APPROXIMATE DIMENSIONS	
LIVING:	161.7m ²
GARAGE:	31.9m ²
PORCH/VERANDAH:	60.6m ²
TOTAL:	254.2m ²

DISCLAIMER

PLANS SHOWN ARE FOR MARKETING PURPOSES ONLY. ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO ERRORS AND INACCURACIES AND NO LIABILITY WILL BE ACCEPTED. INTERESTED PARTIES SHOULD MAKE THEIR OWN ENQUIRIES.

