



8 Luis Drive, Angle Vale

## Smart Design, Prime Position

Welcome to 8 Luis Drive, Angle Vale, proudly presented by Andrew Rose of LJ Hooker - a beautifully appointed family home set in the highly sought-after Ashwin Estate. Built in 2020, this modern residence immediately impresses with its attractive street appeal, wide frontage and the added convenience of side access, complete with undercover parking for a caravan, trailer or additional vehicles.

Step inside to discover a thoughtfully designed floorplan offering four generous bedrooms and two bathrooms. The master suite is positioned at the front of the home and features a walk-in robe and private ensuite, creating a comfortable retreat for parents, while the remaining bedrooms are well-proportioned and fitted with built-in robes. At the heart of the home, the stylish kitchen showcases an island bench and seamlessly overlooks the open plan family and dining area, making it perfect for everyday living and entertaining. A second living space is tucked away near the rear bedrooms, providing an ideal kids' retreat or additional lounge area.

Flowing from the main living zone, the alfresco area under the main roof offers a wonderful place to relax or entertain, overlooking the grassed yard with ample space for children or pets to enjoy. This inviting outdoor setting perfectly complements the home's practical and family-friendly design.

4 2 3

**FOR SALE**  
\$800,000 - \$880,000

**VIEW**  
Sun 22nd Feb @ 12:00PM - 12:30PM

**AGENTS**  
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James Frencken  
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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**

Key features we love:

- Modern 2020 Built Home
- Second Living Room
- Heating and Cooling
- Solar System
- Double Garage
- Side Access with undercover parking for Caravan
- 480 sqm (approx.)

Specifications:

- CT / 6230/610
- Council / Playford
- Built / 2020
- Land / 480m2 (approx.)
- Easements / Nil
- Estimated rental assessment / \$650 - \$680 per week

Positioned in a popular pocket of Angle Vale, this wonderful home is ideally located close to Riverbanks B-12 College and Trinity College, with the Angle Vale Shopping Complex just moments away. Easy access to the Northern Expressway also makes commuting to the city simple and convenient. Whether you are searching for the perfect family home or a quality addition to your investment portfolio, 8 Luis Drive presents an outstanding opportunity in a location that continues to grow in demand.

Disclaimer:

We have in preparing this document used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this document.

RLA155355

**MORE DETAILS**

Property ID	68D9FDC
Property Type	House
Land Area	480 m2

**Andrew Rose 0421 988 597**

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**James Frencken 0476 871 921**

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## 8 Luis Drive, Angle Vale



INTERNAL - 194.7 SQM  
EXTERNAL - 44.3 SQM  
TOTAL - 239.0 SQM

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