



9 Azalea Drive, Angle Vale

Stunning Newly Built Home in Rising Estate!

Welcome to this contemporary Palumbo built 4-bedroom home located in the flourishing 'Hillsview Green' estate.

Completed late 2023, this quality home delivers exceptional style, comfort, space and lifestyle for all. From the moment you step foot inside, you'll love the open-plan feel with island kitchen, dining and family room that flows effortlessly to the outdoor alfresco with ample lawn ideal for families with children or those with a beloved pet.

Appealing for a newly built home that's turn key with no build delays, ready and waiting for you to move in and make it your own!

Features Include:

- Four bedrooms master with a roomy walk-in wardrobe and ensuite with his and hers sink
- All additional bedrooms with built in wardrobes
- Bathroom with bathtub, separate vanity and toilet
- Open plan kitchen/living area
- Kitchen with Caesarstone island bench top, gas cooktop, oven, dishwasher, walk in pantry, under sink water filtration and breakfast bar

4  2  2 

FOR SALE
UNDER CONTRACT

AGENTS

Shaun Roberts
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AGENCY

LJ Hooker Property Specialists
(08) 8289 6660

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**

- Multiple living areas, front formal lounge
- Outdoor alfresco perfect for entertaining and enjoying the outdoors
- Lawn space perfect for children and pets
- Ducted reverse cycle heating and cooling with zoning, providing all year-round comfort
- 10kw solar panels for energy efficiency
- Double automatic panel lift garage with internal access to home and rear via single manual roller door
- Timber laminate flooring throughout
- High 2.7m ceilings throughout

Just a short stroll or drive away you'll find Drakes Supermarkets as well as the much-loved Sneaky's Restaurant perfect for family meals, entertaining friends or celebrating in style. For families, the localisation is a real bonus! Nearby is Angle Vale Primary School, Riverbanks College B 12 and for families with younger children, Edge Early Learning Angle Vale are within easy reach.

Travelling is made easy with convenient access to the Northern Expressway, providing a smooth and efficient connection between Angle Vale and Adelaide's CBD. Whether you're heading into the city for work, exploring the Barossa Valley for a weekend getaway, you'll appreciate how effortless the drive is.

Don't let this opportunity pass you by, enquire today!

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

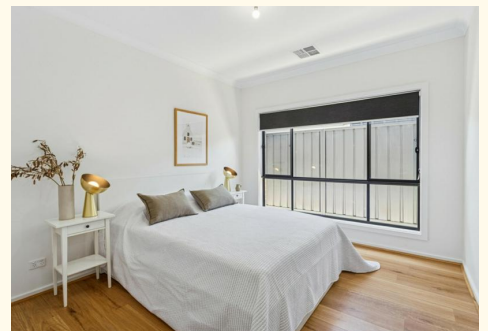
Property ID	2CH7GJU
Property Type	House
House Size	197 m2
Land Area	450 m2
Including	Air Conditioning Dishwasher Built-in-Robes Secure Parking Fully Fenced Solar Panels

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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified. Produced by The Fotobase Group

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