

35 Merlot Road, Angle Vale, SA, 5117

eclipse.
REAL ESTATE

House For Sale

Saturday, 23 November 2024

35 Merlot Road, Angle Vale, SA, 5117

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



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Hi, I'm Brand Spanking New...

Say hello to modern living with this brand-new four-bedroom home, designed for comfort and style. With sleek finishes, sunlit interiors, and a spacious open-plan layout featuring multiple living areas, this property offers a lifestyle you'll love.

Welcome to 35 Merlot Road, Angle Vale standout in a vibrant new neighbourhood surrounded by brand-new homes and open spaces. This serene yet convenient location puts all essential amenities within arm's reach.

Step inside and be greeted by a hallway that leads to the heart of the home. The open-plan kitchen, living, and dining areas are thoughtfully designed to maximize space and light. The pristine kitchen boasts stainless steel appliances, a gas cooktop, generous counter space, and a chic tiled backsplash, making it as functional as it is stylish.

The dining and living areas flow effortlessly together, with natural light streaming through and glass sliding doors connecting to the outdoors. The backyard, complete with a neat lawn, is perfect for entertaining or relaxing in the sunshine.

Down the hallway, you'll find four generously sized bedrooms, catering to the needs of a growing family. The master suite is a true retreat, featuring a walk-in robe and private ensuite. The remaining bedrooms are equipped with built-in robes, while the fresh and modern main bathroom includes a built-in bath, shower, and separate toilet. A second living space at the front of the home provides a versatile area for a home office, kids' retreat, or cosy movie nights.

Perfectly positioned, this home is just a short walk to the Angle Vale shopping precinct, Virgara Wines, and the popular Sneaky's Restaurant. Angle Vale Primary School, early learning centers, and local shops are all nearby, along with convenient transport options such as Hail N Ride bus stops and the Munno Para railway station just a 5-minute drive away. For weekend adventures, The Barossa, Clare Valley, and Yorke Peninsula are all within easy reach.

Whether you're ready to settle into a welcoming community or seeking an investment opportunity in a growing area, this home has it all.

Check me out:

Brand-new four-bedroom home with sleek finishes and sunlit interiors

Large double garage with remote control roller door

Spacious open-plan kitchen, living, and dining area with seamless indoor-outdoor flow

Kitchen with soft close doors, stainless steel appliances, gas cooktop, dishwasher, ample counter space, and tiled backsplash

Master bedroom with walk-in robe and ensuite

Three additional bedrooms with built-in robes

Main bathroom with built-in bath, shower, and separate toilet

Secondary living area ideal for a home office, kids' retreat, or movie nights

Well-sized yard with neat lawn

Irrigation to the front and back gardens

Zoned ducted reverse cycle air conditioning

NBN ready

Located in a vibrant new neighborhood surrounded by vineyards and open spaces

Within easy reach of The Barossa, Clare Valley, and Yorke Peninsula for weekend getaways

And so much more...

Specifications:

CT // 6281/295

Built // 2024

Home // 178 sqm*

Land // 375 sqm*

Council // City of Playford

Nearby Schools // Angle Vale Primary School, Riverbanks College B-12

On behalf of Eclipse Real Estate Group, we try our absolute best to obtain the correct information for this advertisement. The accuracy of this information cannot be guaranteed and all interested parties should view the property and seek independent advice if they wish to proceed.

Should this property be scheduled for auction, the Vendor's Statement may be inspected at The Eclipse Office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts

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